



Hackney Way, Westbury BA13 2GE

welcome to

Hackney Way, Westbury

Come and see this stylish four bedroom detached home in the desirable area of Hackney Way, Westbury. Offering Four spacious bedrooms, three bathroom facilities, ample living accommodation, front and rear gardens, generous driveway parking and a garage.

Ground Floor

Entrance Hall

Entrance hall with stairs to the first floor.

Front door. Double glazed window to the front. Radiator. Understair storage. Tiled flooring. Partially panelled walls.

Cloakroom

Cloakroom to the front.

Double glazed frosted window to the front. WC. Wash hand basin. Radiator. Tiled flooring.

Living Room

17' 9" max x 11' 2" max (5.41m max x 3.40m max)

Beautifully designed living room to the front.

Double glazed window to the front. TV point. Fireplace. Two radiators. Doors to the dining room.

Dining Room

11' 2" max x 8' 9" max (3.40m max x 2.67m max)

Light separate dining room with access to the kitchen, conservatory and living room.

Double doors to the living room and conservatory. Radiator. Hardwood flooring.

Kitchen/ Breakfast Room

17' 2" max x 10' 5" max (5.23m max x 3.17m max)

Spacious kitchen/ breakfast room with access to the garden.

Double glazed window to the rear. Double glazed French doors to the rear. Ample wall and base units. Sink and drainer. Breakfast bar. Built in double oven. Four ring hob with extractor hood. Space for fridge/freezer. Plumbing for dishwasher. Hardwood flooring. Radiator.

Utility Room

8' 3" max x 5' 6" max (2.51m max x 1.68m max)

Separate utility room with access to the rear.

Door to the side. Wall and base units. Sink and drainer. Plumbing for washing machine. Space for dryer. Tiled flooring. Radiator.

Conservatory

13' 5" max x 9' 1" max (4.09m max x 2.77m max)

Large double glazed conservatory to the rear.

Wooden floor. Radiator.





First Floor

Landing

Landing attaching to all areas of the first floor.
Two storage cupboards. Loft access. Radiator.

Master Bedroom

16' 4" max x 13' 4" max (4.98m max x 4.06m max)
Generous master bedroom with access to en-suite facilities.
Double glazed window to the front. Two fitted wardrobes. Radiator.

En-Suite

Master en-suite shower room.
Double glazed frosted window to the front. WC.
Wash hand basin. Tiled shower cubicle. Towel radiator.

Bedroom Two

11' 3" max x 9' 6" max (3.43m max x 2.90m max)
Second double bedroom to the rear.
Double glazed window to the rear. Built in wardrobe. Radiator.

Bedroom Three

12' 8" max x 8' 7" max (3.86m max x 2.62m max)
Third double bedroom to the front.
Double glazed window to the front. Radiator.

Bathroom

Fitted family bathroom.
Double glazed frosted window to the rear. WC.
Wash hand basin. Bath tub with hand held shower.
Shower cubicle. Towel radiator.

Bedroom Four

9' 8" max x 9' 3" max (2.95m max x 2.82m max)
Final bedroom to the rear.
Double glazed window to the rear. Radiator.

Outside

Gardens

Front - Gravel front garden or additional parking.

Rear - Enclosed rear garden with side access, laid lawn, patio dining area, decked seating area, storage shed and wood panel fencing.

Parking

Driveway parking to the front with space for 4-5 vehicles.

Garage

Single garage to the front.



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welcome to

Hackney Way, Westbury

- Four Bedroom Detached House.
- Cloakroom, Bathroom & En-Suite.
- Utility Room.
- Front & Rear Garden.
- Garage & Driveway Parking.

Tenure: Freehold EPC Rating: D

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WST107614 - 0003

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