



The Knoll, Westbury BA13 3UB

welcome to

The Knoll, Westbury

Placed in the sought-after location of The Knoll in the historic town of Westbury, this spacious detached bungalow offers four bedrooms, 21ft lounge/diner, utility room, bathroom and shower room, front and rear gardens, ample driveway parking and garage.

Inside

Entrance Hall

Entrance hall into the home connecting to the living spaces.
Double glazed window and door to the front.
Storage cupboard. Radiator.

Shower Room

Shower room to the front of the home.
Double glazed window to the front. WC. Wash hand basin. Double shower unit with sliding door.
Radiator.

Kitchen/ Breakfast Room

11' 8" max x 11' 3" max (3.56m max x 3.43m max)
Spacious kitchen/ breakfast room with access to separate utility room.
Double glazed window to the rear. Wall and base units. Sink and drainer. Four-ring electric hob with extractor. Integrated double oven. Space for fridge/freezer. Undercounter space. Plumbing for dishwasher. Radiator.

Utility Room

7' 8" max x 5' 8" max (2.34m max x 1.73m max)
Separate utility room.
Double glazed door to the rear. Base unit with under counter space. Plumbing for washing machine. Sink & drainer. Radiator. Access to the garage.

Living/ Dining Room

21' 6" x 16' 2" (6.55m x 4.93m)
Generously sized living/ dining room with access to the rear.
Double glazed window and French doors to the rear.
TV point. Two radiators.

Hallway

Hallway attaching to the bathroom and bedrooms.
Airing cupboard.

Bedroom One

12' 9" max x 10' 2" max (3.89m max x 3.10m max)
Master bedroom to the front.
Double glazed window to the side. Fitted wardrobe.
Radiator.

Bedroom Two

11' 2" max x 9' 5" max (3.40m max x 2.87m max)
Second double bedroom to the front.
Three double glazed windows to the front. Fitted wardrobes and vanity. Radiator.

Bathroom

Main family bathroom.
Double glazed window to the side. WC. Wash hand basin. Bathtub with shower over. Radiator. Tiled flooring.

Bedroom Three

11' 7" x 10' (3.53m x 3.05m)
Third double bedroom.
Double glazed window to the side. Radiator.

Bedroom Four

8' 2" x 7' 11" (2.49m x 2.41m)
Final bedroom.
Double glazed window to the side. Radiator.





Outside

Gardens

Front - Laid lawn to the front. EV Charging point.

Rear - Spacious rear garden with a large patio dining area, laid lawn, surrounding shrubs, trees and plants, wood panel fencing, raised planters and side access.

Parking

Ample paved driveway with space for multiple vehicles.

Garage

Single garage with electric door and access from the utility room.



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The Knoll, Westbury

- Spacious detached bungalow in sought after cul-de-sac location.
- Four bedrooms, including three double rooms.
- Kitchen/breakfast room with separate utility room.
- 21ft lounge/ diner overlooking garden.
- Family bathroom and separate shower room.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£420,000



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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