



Hawkeridge, Westbury BA13 4LA

welcome to

Hawkeridge, Westbury

Come and see your dream home in Hawkeridge, with this stunning four-bedroom detached house. Offering four double bedrooms, a study, a spacious rear garden which wraps around to both sides, double garage and ample front parking.

Ground Floor

Entrance Hall

13' 4" max x 13' 5" max (4.06m max x 4.09m max)

Generously sized entrance hall with double height ceiling.

Front door with frosted windows either side. Staircase to the first floor. Two radiators. Beautiful exposed brick wall.

Study

11' 5" x 8' 11" (3.48m x 2.72m)

Spacious study to the ground floor.

Double glazed window to the front. Radiator.

Shower Room

Fully tiled shower room on the ground floor.

Built in double shower. WC. Wash hand basin. Wash hand basin vanity. Radiator. Hand rail.

Living/ Dining Room

24' 3" max x 17' 9" max (7.39m max x 5.41m max)

Light and spacious living/dining room to the rear.

Double glazed window and sliding doors to the side. Wood burner fireplace with exposed brick mantle. TV point. Three radiators. Ample dining space with bar area.

Kitchen/ Breakfast Room

12' max x 10' 1" max (3.66m max x 3.07m max)

Fitted kitchen/ breakfast room with access to separate utility room.

Double glazed window to the rear. Wall and base units. Sink and drainer. Integrated double oven. Electric hob with extractor. Integrated dishwasher. Radiator. Tiled floor. Dining space.

Utility Room

7' 9" max x 7' 9" max (2.36m max x 2.36m max)

Separate utility room with access to the rear.

Double glazed window and door to the rear. Wall and base units. Sink and drainer. Plumbing for washing machine. Space for fridge/freezer.





First Floor

Landing

Long first floor landing with access to all rooms. Loft access. Airing cupboard.

Bedroom One

13' 1" max x 11' 1" max (3.99m max x 3.38m max)

Large master bedroom to the front.

Double glazed window to the side. Built in triple wardrobe. Radiator.

Bedroom Two

12' 9" max x 10' 11" max (3.89m max x 3.33m max)

Second double bedroom to the rear.

Double glazed window to the rear. Built in double wardrobe. Radiator.

Bathroom

Spacious and neutral family bathroom.

Double glazed frosted window to the rear. WC.

Bidet. Wall and base units. Vanity. Wash hand basin.

Bath tub with shower over. Heated towel radiator.

Fully Tiled.



Bedroom Three

13' 11" max x 10' 11" max (4.24m max x 3.33m max)

Third double bedroom to the

Double glazed window to the rear. Built in wardrobe. Radiator.

Bedroom Four

11' 7" x 9' (3.53m x 2.74m)

Final double bedroom to the front.

Double glazed window to the front. Built in storage cupboard/wardrobe. Radiator.

Outside

Gardens

Large wrap around garden to the rear and side with side access, patio dining areas, laid lawn, flower beds, trees, walls and fencing.

Garage

Double garage with two up and over doors.

Parking

Ample driveway parking to the front.



view this property online allenandharris.co.uk/Property/WST107321



welcome to

Hawkeridge, Westbury

- Stunning Four Bedroom Detached House.
- Village Location.
- Four Double Bedrooms.
- Rear Wrap Garden.
- Double Garage & Ample Driveway Parking.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£575,000



Ground Floor



First Floor

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

view this property online allenandharris.co.uk/Property/WST107321



Property Ref:
WST107321 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk