





## 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"  $\max (3.89 \text{m} \max x 3.33 \text{m} \max)$ 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.





## welcome to

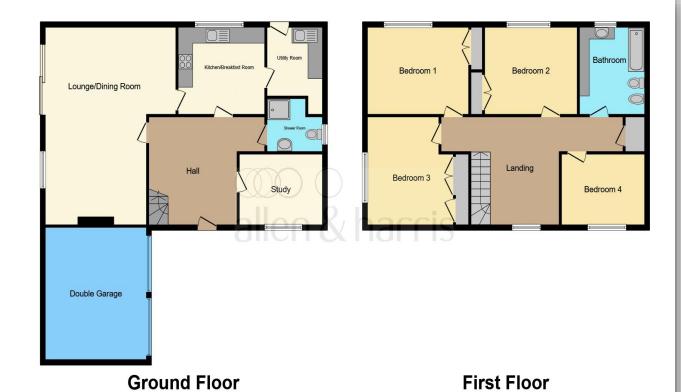
# Hawkeridge, Westbury

- 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



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