



Mays Drive, Westbury BA13 3ZA

welcome to

Mays Drive, Westbury

Mays Drive, Westbury, is a beautifully presented former -show home overlooking a tranquil pond, offering spacious, high-spec living in a desirable modern development. This gorgeous detached home features front & rear gardens, garage, driveway, solar panels with diverter, and premium qualities.

Ground Floor

Entrance Hall

A long and spacious hallway providing access to all areas of the ground floor, with a staircase leading to the first floor. The space is well-lit and welcoming, complemented by a radiator, and also benefits from a useful understair storage cupboard, ideal for coats, shoes, or household items.

Study

9' 5" x 7' 8" (2.87m x 2.34m)

A bright and welcoming space located at the front of the property, featuring a double-glazed window to the front and bay window to the side with views over a large pond. An additional side window enhances natural light. The room benefits from a radiator, ensuring comfort throughout the year.

Living Room

19' max x 12' 2" max (5.79m max x 3.71m max)

A spacious and inviting room situated at the front of the property, featuring a charming bay window, a TV point, radiator, and stylish panel-effect detailing on two walls, adding a touch of character with modern elegance.

Kitchen/ Diner

20' 2" max x 15' 4" max (6.15m max x 4.67m max)

A generously proportioned and luxurious kitchen/diner, featuring direct access to the rear garden through elegant French doors and double-glazed windows that flood the space with natural light. The kitchen is beautifully appointed with Silestone quartz worktops, a range of gloss wall and base units, and a stylish sink and drainer. It boasts high-end AEG appliances including a built-in cooker and extractor hood, an integrated dishwasher, and an induction hob. A full-length fridge and separate full-length freezer offer ample storage, with additional space available for further appliances. The room comfortably accommodates a large family dining table, making it the perfect setting for both everyday living, family meals, and entertaining.

Utility Room

8' 4" max x 5' 2" max (2.54m max x 1.57m max)

Separate utility room, offering practical functionality with a double-glazed door providing access to the rear. The space is fitted with gloss wall and base units topped with elegant silestone quartz worktops, and includes an integrated washing machine, radiator, and boiler—ideal for laundry and additional household storage.

Cloakroom

A ground floor cloakroom, thoughtfully positioned off the main hallway, featuring a frosted double-glazed side window. The space includes a WC, wash hand basin, and radiator, and also houses the consumer unit along with the alarm system—combining convenience with essential functionality.



First Floor

Landing

A generously sized first floor landing, enhanced by a side-facing double-glazed window with peaceful views over the pond. This versatile space includes a radiator for added comfort, an airing cupboard housing the hot water tank, which is additionally fitted with a MyEnergi Eddi system. This innovative device heats hot water using free solar power, with any excess energy exported to the grid—helping to reduce utility bills. The landing also offers convenient loft access via a fitted ladder. The loft is fully boarded and equipped with lighting, offering excellent additional storage potential.

Master Bedroom

14' 10" max x 12' 2" max (4.52m max x 3.71m max)

Elegant master bedroom with en-suite access, featuring a double-glazed window to the front. The space benefits from two double fitted wardrobes, a radiator for comfort, and direct access to stylish en-suite facilities—offering both practicality and privacy.

Master En-Suite

Stylish master en-suite shower room, featuring a frosted double-glazed window to the side for added privacy. The suite includes a WC, wash hand basin, a spacious double shower unit, and a sleek towel radiator—combining comfort with contemporary design.

Bedroom Two

14' 4" max x 12' 7" max (4.37m max x 3.84m max)

A well-proportioned second double bedroom, featuring two front-facing double-glazed windows that provide plenty of natural light and offer a lovely view of the pond. The room includes a built-in double wardrobe for ample storage and a radiator for added comfort.

Bedroom Three

13' 4" max x 9' 5" max (4.06m max x 2.87m max)

A bright and spacious third double bedroom, located at the rear of the property. The room features two double-glazed windows and includes an extra-large built-in double wardrobe for generous storage, along with a radiator for added comfort.

Bathroom

Spacious and well-appointed family bathroom, featuring a full-size bathtub, a separate shower cubicle, WC, wash hand basin, and a large towel radiator. Designed for both comfort and practicality, this bathroom offers everything needed for modern family living.

Bedroom Four

10' 2" max x 9' 5" max (3.10m max x 2.87m max)

Delightful final double bedroom, situated at the rear of the property and featuring a double-glazed window that allows for garden views. The room includes a built-in double wardrobe and a radiator, offering both practicality and comfort.



Outside

Gardens

Front Garden - Attractively laid to lawn, the front garden enjoys picturesque views over a beautiful pond—perfect for peaceful walks and enjoying nature just steps from your door.

Rear Garden - South-facing, private and thoughtfully landscaped, the rear garden features conservation hedging, raised borders, a well-maintained lawn, and a paved patio dining area with charming brick edging—ideal for outdoor entertaining and relaxing in the sun.

Garage

A single garage equipped with power and lighting, offering practical rear access to the garden via a dedicated door.

Parking

Driveway parking in front of the garage, providing off-road space for up to three vehicles—ideal for families or visitors and offering convenient access to the property.



Special Property Features

- 6 years NHBC warranty.
- Solar Panels with feed in tariff and solar energy diverter for free hot water and feed in tariff.
- High speed fibre broadband.
- Ample Driveway.
- EPC A rated 101 points.
- EV charging point capability.
- Annual Management fee of £72pa



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Mays Drive, Westbury

- Four Bedroom Detached Former Show Home.
- High-Specification Throughout.
- Front & South Facing Rear Garden.
- Garage & Driveway Parking.
- Solar Panels - Fully Owned With MyEddi Solar Diverter For Free Hot Water.

Tenure: Freehold EPC Rating: A

Council Tax Band: E

offers in excess of

£499,000



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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