



Beckett Place, Westbury BA13 3GR

welcome to

Beckett Place, Westbury

Located in a desirable parkside setting, this stylish and spacious townhouse spans three floors. The ground floor features a bright living room with a modern electric fireplace and a contemporary open-plan kitchen/diner—perfect for everyday living and entertaining.

Ground Floor

Entrance Hall

Front door opens into the entrance hall, with stairs leading to the first-floor landing. Doors provide access to the cloakroom, lounge, and kitchen/diner.

Cloakroom

Cloakroom featuring a suite comprising a low-level WC and a wash hand basin with tiled splashback. Includes a radiator for added comfort.

Living Room

18' 10" max x 10' 2" max (5.74m max x 3.10m max)
A bright and inviting dual-aspect living room with windows to both the front and side elevations. Features a charming fireplace with an electric fire and a radiator for added warmth.

Kitchen/ Diner

18' 10" max x 13' 6" max (5.74m max x 4.11m max)
A light and spacious dual-aspect kitchen/diner with windows to the front and side, complemented by French doors and an additional side door that overlook and open out to the garden—ideal for indoor-outdoor living. The kitchen is fitted with a range of wall and base units, work surfaces, and tiled splashbacks. Features include an inset sink and drainer, built-in eye-level double oven, inset hob with cooker hood above, and a generous breakfast bar with integrated appliances beneath. There's also a walk-in understairs storage cupboard/pantry and space for additional under-counter appliances. A dedicated dining area provides ample room for a table and chairs, perfect for family meals and entertaining. Radiator included.

First Floor

First Floor Landing

Stairs rise from the entrance hall to a galleried landing, offering access to bedrooms two, three, and four, as well as the family bathroom. A front-facing window provides natural light, and a further staircase leads up to the second-floor suite.

Bedroom Two

11' 5" max x 10' 2" max (3.48m max x 3.10m max)
Bedroom Two, located on the first floor, features a window to the side aspect with views overlooking the play park. Stylish and versatile, it's ideal as a home office or a child's bedroom. Includes a radiator for comfort.

Bedroom Three

11' 9" max x 9' 6" max (3.58m max x 2.90m max)
Bedroom Three offers a comfortable and well-lit space with a window to the side aspect overlooking the garden. Perfect for guests, and includes a radiator for added warmth.

Bedroom Four

10' 2" max x 6' 9" max (3.10m max x 2.06m max)
The fourth bedroom features a window to the front aspect, allowing natural light to fill the space. Includes a radiator for comfort.

Family Bathroom

Family bathroom featuring a frosted double-glazed window to the front aspect. The suite includes a panel-enclosed bath, wash hand basin, and low-level WC, complemented by splashback tiling





Second Floor

Second Floor Landing

Stairs ascend from the first-floor landing to the second floor, where access is provided to the spacious master bedroom.

Master Bedroom

15' 10" max x 13' 8" max (4.83m max x 4.17m max)
The master bedroom offers a private retreat, bathed in natural light from a dormer-style window to the front and an additional side window. Warmed by a radiator, this spacious room benefits from access to a dedicated dressing area, which leads through to a stylish en-suite.

Dressing Room

The dressing area leads through to the en-suite and features a dormer-style window to the front, allowing natural light to fill the space. Additional highlights include loft access and a recessed area ideal for a wardrobe.

En-Suite

The luxurious master en-suite features a window to the side aspect and a stylish four-piece suite, including a panel-enclosed bath, separate shower unit, pedestal wash hand basin, and low-level WC. Finished with elegant splashback tiling for a clean and contemporary look.

Outside

Garden

To the side of the property is a well-enclosed garden with gated access to the front. The area is attractively laid to both patio and lawn, featuring a comfortable outdoor seating area and a selection of shrubs along the fence line, complemented by climbing plants on the brick wall.

Garage

Single garage located in a nearby block with an up and over door.

Agents Note

Under the Estate Agency Act 1979, we are obliged to disclose that the vendor of this property is a staff member of Connells Group.



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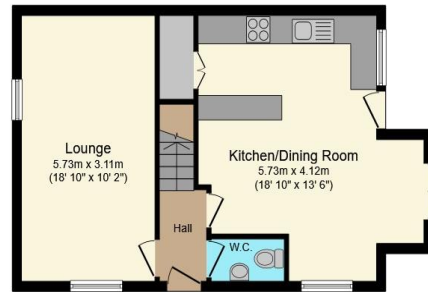
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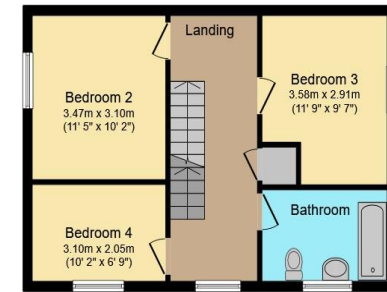
- Four Bedroom Town House.
- Flexible Living Across Three Floors.
- Master Bedroom With Dressing Area & En-Suite.
- Enclosed Rear Garden.
- Garage & Parking.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

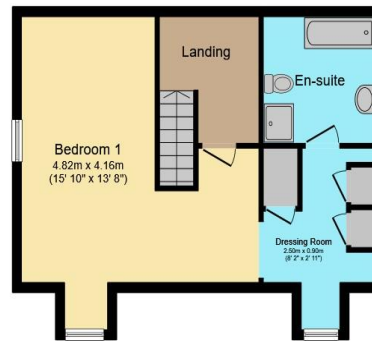
£325,000



Ground Floor



First Floor



Second Floor

Total floor area 143.2 m² (1,542 sq.ft.) approx

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:
WST107887 - 0004

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