



Willoughby Close, Westbury BA13 3GA

welcome to

Willoughby Close, Westbury

A well-presented two-bedroom home on Willoughby Close. Features include a bright entrance hall, stylish living room, conservatory, and a well-equipped kitchen. Upstairs are two spacious bedrooms and a modern bathroom. Outside, there are front and rear gardens, a driveway and garage.

Ground Floor

Entrance Hall

A welcoming entrance hall featuring a staircase leading to the first floor, creating a sense of openness and flow throughout the home. The space is enhanced by a wall-mounted radiator, providing warmth and comfort upon arrival. Neutral tones and clean lines offer a versatile backdrop, ideal for personal touches such as artwork or a console table.

Kitchen

10' 4" max x 6' 4" max (3.15m max x 1.93m max)

A well-appointed kitchen featuring a brand new boiler, unique double-glazed window to the front, allowing natural light to fill the space while adding character. The room offers ample wall and base units for storage, complemented by a practical breakfast bar ideal for casual dining. A stainless steel sink and drainer are conveniently positioned, with designated space for a cooker and fridge freezer. Plumbing is in place for a washing machine, and a wall-mounted radiator ensures warmth and comfort throughout the year.



Living Room

13' 2" max x 12' 9" max (4.01m max x 3.89m max)

A beautifully presented living room offering a bright and airy atmosphere, enhanced by elegant French doors that open to the rear and provide seamless access to the conservatory. A charming free-standing fireplace serves as a focal point, adding character and warmth to the space. The room also benefits from a TV point, a wall-mounted radiator for comfort, and a convenient built-in storage cupboard, making it both stylish and practical.

Conservatory

12' 9" max x 13' 2" max (3.89m max x 4.01m max)

A bright and spacious conservatory featuring high walls and elevated windows along the top and rear, allowing natural light to flood the space throughout the day. The room offers direct access to the garden, creating a seamless indoor-outdoor connection ideal for relaxing or entertaining. Its generous proportions and architectural features make it a versatile space, perfect for year-round enjoyment.





First Floor

Landing

Bedroom One

12' 9" max x 10' 5" max (3.89m max x 3.17m max)

A spacious and well-appointed master bedroom situated at the front of the property, featuring two double glazed windows that allow for plenty of natural light. The room benefits from built-in wardrobes with over-bed storage, offering excellent functionality and organisation. A wall-mounted radiator ensures comfort throughout the seasons, making this an ideal retreat at the end of the day.

Bedroom Two

11' 2" max x 7' 8" max (3.40m max x 2.34m max)

A generously sized second double bedroom featuring a double glazed window to the rear, allowing for plenty of natural light while offering a peaceful outlook. The room is fitted with a radiator to ensure comfort throughout the seasons, and provides ample space for bedroom furnishings, making it ideal for guests, family, or as a versatile home office.

Bathroom

A stylish and contemporary family bathroom featuring a double-glazed frosted window to the rear, allowing for natural light while maintaining privacy. The suite includes a sleek WC, a modern wash hand basin, and a full-size bath with a shower over, offering both comfort and convenience. A wall-mounted towel radiator adds a touch of luxury, while keeping the space warm and inviting.

Outside

Gardens

The front garden offers a neatly laid lawn with a central pathway leading to the front door, creating a welcoming first impression. To the rear, the garden is thoughtfully tiered, featuring a patio dining area ideal for outdoor entertaining, along with a well-maintained lawn. Enclosed by a combination of wall and panel fencing for privacy, the garden also includes a rear gate providing convenient access to the driveway.

Parking

Driveway to the rear with space for two vehicles.

Garage

Single garage to the rear with up and over door.



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welcome to

Willoughby Close, Westbury

- Two Bedroom House
- Cul-de-sac Location
- Conservatory
- Front & Rear Gardens
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£240,000



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