



Meadow Close, Westbury BA13 3ER

welcome to

Meadow Close, Westbury

Modern three-bedroom semi-detached home in a quiet cul-de-sac, featuring a stylish kitchen/diner, bright lounge and ground-floor cloakroom. Upstairs offers a master with en-suite, two further bedrooms, and a family bathroom. Private garden and off-road parking complete the package.

Ground Floor

Entrance Hall

Step into a welcoming entrance hall featuring a stylish vertical radiator and a handy understairs storage cupboard. The front door opens to a bright space with stairs leading gracefully to the first floor.

Cloakroom

This stylish ground floor cloakroom offers a double glazed frosted window to the front, WC, wash hand basin and a radiator.

Kitchen/ Diner

16' 1" max x 8' 8" max (4.90m max x 2.64m max)

Enjoy a stylish kitchen-diner bathed in natural light from the front-facing double-glazed window. Sleek modern wall and base units complement the integrated appliances, including a dishwasher, fridge-freezer, double oven, induction hob with extractor, and washing machine. A neatly concealed boiler (just 5 years old) adds practicality, while a radiator and generous space for a family dining table make this the perfect spot for cooking, dining, and entertaining.

Living Room

15' 2" x 11' 2" (4.62m x 3.40m)

Relax in a spacious living room filled with natural light, thanks to double-glazed French doors and an additional rear window. The doors open to the garden, creating a seamless indoor-outdoor flow, perfect for entertaining or unwinding. A TV point and radiator complete this comfortable, welcoming space.





First Floor

Landing

The landing provides easy access to all first-floor rooms and includes a generous airing cupboard for storage. A radiator ensures warmth, and a loft hatch offers additional space above—practical and well-designed for everyday living.

Master Bedroom

11' 11" max x 9' 2" max (3.63m max x 2.79m max)

A generously sized master bedroom with a bright front-facing double-glazed window and a radiator for year-round comfort. This relaxing retreat also benefits from direct access to a private en-suite shower room, perfect for convenience and style.

Master En-Suite

A modern en-suite shower room featuring a frosted double-glazed window for privacy and natural light. Enjoy the convenience of a sleek shower cubicle and a stylish towel radiator.

Bedroom Two

11' 11" max x 7' max (3.63m max x 2.13m max)

A bright and spacious second double bedroom with a rear-facing double-glazed window, offering lovely natural light. Built-in wardrobes provide excellent storage, and a radiator ensures comfort throughout the year.

Bedroom Three

8' 1" max x 5' 1" max (2.46m max x 1.55m max)

A comfortable third bedroom with a rear-facing double-glazed window that fills the space with natural light. Built-in wardrobes offer practical storage, while a radiator ensures a cozy atmosphere year-round.

Bathroom

Beautifully designed family bathroom with double glazed frosted window to the side, clawfoot bath with hand heated shower, WC, wash hand basin with storage base unit and radiator with towel rail.

Outside

Parking

Driveway parking to the front with space for three vehicles.

Garden

The garden is fully enclosed by tall wooden fencing, creating a private and secure setting. Beyond the patio, the second section features a neat artificial lawn, offering a vibrant green area that is easy to care for. A raised planter runs along one side, filled with decorative plants to bring life and texture to the space. A modern garden shed sits to the right, providing ample storage for tools and outdoor equipment. The patio area is enhanced by a luxury hot tub and an electric remote-controlled power awning measuring 4x4 meters, offering shade and comfort at the touch of a button. These features make this garden an inviting spot for relaxing or entertaining.



view this property online allenandharris.co.uk/Property/WST107885



welcome to

Meadow Close, Westbury

- Three Bedroom Semi-Detached House
- Kitchen/ Diner With Integral Appliances
- Ground Floor WC, En-suite & Bathroom
- Spacious Rear Garden
- Driveway Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£290,000



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

view this property online allenandharris.co.uk/Property/WST107885



Property Ref:
WST107885 - 0006

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