



Wrights
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Bashkir Road, Westbury, Wiltshire, BA13 3GY

£525,000

This exceptionally spacious and beautifully presented four double bedroom detached property is situated at the end of a cul-de-sac within the popular Leigh Park development on outskirts of Westbury.

The ground floor offers an entrance hall, a spacious and well appointed kitchen/diner, generous dual aspect lounge, study and downstairs cloakroom. Upstairs are four generous double bedrooms, en-suite to the master bedroom and the family bathroom.

Further features include a double garage, driveway parking and car port, enclosed rear garden with studio, gas central heating and PVCu double glazing.

Situation

The property is conveniently located on the outskirts of the Leigh Park development, close to local amenities. Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset. The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain.

The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country. There is also a varied selection of coffee shops, restaurants and public houses.



**Exceptionally spacious
four bedroom detached
property**

**Beautifully presented
throughout**

**Large, well appointed
kitchen/diner**

Downstairs cloakroom

Study

Dual aspect lounge
Four double bedrooms
**En-suite shower room
and family bathroom**
**Enclosed rear garden
with detached studio**
**Double garage, car port
and driveway parking**



The property comprises

Ground Floor

Entrance Hall

With composite front door, tiled flooring, radiator, built in storage cupboard and stairs to the first floor.

Cloakroom

With tiled flooring, white suite comprising low level W.C and hand basin with vanity unit, tiled splash backs and extractor fan.

Lounge 12' 2" x 23' 11" (3.72m x 7.28m)

With oak flooring, radiator, PVCu double glazed bay window to the front and PVCu french doors opening onto the rear garden.

Study 6' 2" x 8' 6" (1.89m x 2.59m)

With oak flooring, radiator and PVCu double glazed window to the rear.

Kitchen/Diner 16' 4" x 30' 7" (4.98m x 9.31m) max

With tiled flooring, a range of high gloss eye level and base units, worktops with upstands, breakfast bar, integrated eye level double oven, large induction hob with extractor hood over, integrated fridge/freezer, washing machine, tumble dryer, dishwasher and wine cooler, cupboard housing gas boiler, inset ceiling spotlights, PVCu double glazed bay window to the front, PVCu double glazed window to the rear, PVCu french doors opening onto the rear garden and composite door to the side.

First Floor

Landing

With wood flooring, radiator, airing cupboard housing high pressure hot water cylinder and loft hatch.

Bedroom 1 16' 4" x 12' 4" (4.97m x 3.77m)

With built in wardrobes, radiator and PVCu double glazed window to the front.

En-suite 9' 5" x 4' 11" (2.88m x 1.51m) max

With suite comprising large shower enclosure with mains rainfall shower, hand basin with vanity unit and W.C, shaver socket, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the front.

Bedroom 2 12' 4" x 10' 10" (3.75m x 3.31m)

With radiator and PVCu double glazed window to the front.

Bedroom 3 12' 2" x 9' 7" (3.70m x 2.92m)

With radiator and PVCu double glazed window to the rear.

Bedroom 4 12' 9" x 8' 8" (3.89m x 2.65m)

With radiator and PVCu double glazed window to the rear.

Bathroom 9' 11" x 5' 4" (3.03m x 1.62m)

With tiled flooring, suite comprising bath with mains shower over, low level W.C and pedestal hand basin, heated towel rail, shaver socket, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front and side

To the front of the property, a pathway leads to the main entrance, complemented by a circular patio area and low-maintenance gravel sections. To the side, a car port and driveway offer ample off-road parking for multiple vehicles in front of the garage. A side gate provides convenient access to the rear garden.

Double garage 16' 5" x 16' 9" (5.00m x 5.10m)

With power, light and two up and over doors to the front.

To the rear

The enclosed rear garden boasts a generous patio seating area, perfect for outdoor dining and entertaining, alongside well-maintained lawn sections and a path leading to a summer house. Additionally, a detached studio equipped with power and lighting provides an ideal workspace or creative retreat, offering privacy and separation from the main home.

Tenure

The property is sold as Freehold.

Council tax

The property is currently in council tax band F.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.

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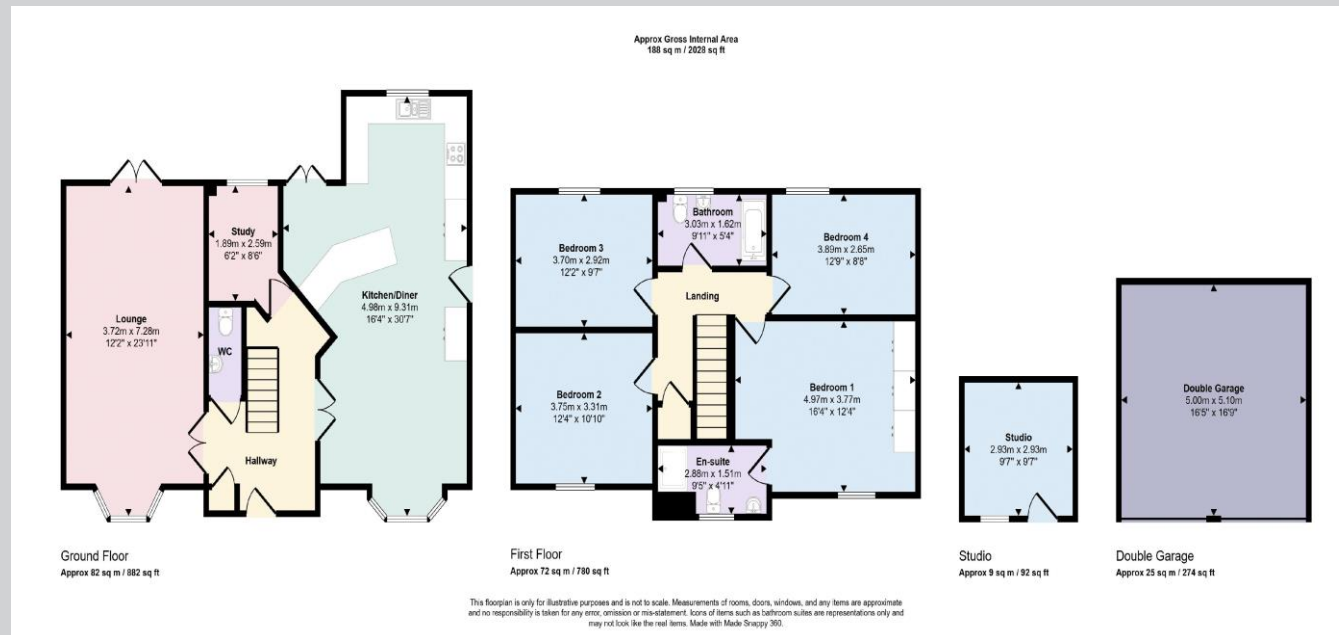


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