

# DAVIS & LATCHAM ESTATE AGENTS

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- Light & airy Detached Family House
- No Onward Chain
- Spacious Fitted Kitchen/Breakfast Room
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Tucked away in a quiet residential Close
- Cloakroom, Sitting Room
- 2 Bathrooms & 4 Bedrooms - 1 with En-Suite
- Private South-facing Rear Garden
- Upvc Sealed-Unit Double Glazing



**11 Lansdowne Close, Dilton Marsh, Westbury, Wiltshire, BA13 4JH**

**£425,000**



This light & airy Detached Family House is nicely tucked away in a quiet residential Close in the centre of this popular Village. Canopy Porch, Entrance Hall, Cloakroom, Pleasant Sitting Room, Spacious Fitted Kitchen/Breakfast Room, 2 Bathrooms & 4 Bedrooms - 1 with En-Suite Shower Room, Garage & Driveway Parking, Private South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a comfortable light and airy modern detached house first occupied in 2004, which has attractive brick elevations with contrasting decorative stone lintels under a tiled roof. The accommodation is arranged on three floors and benefits from Gas-fired central heating to radiators together with sealed-unit Upvc double glazing. Available with no associated sale chain this is a spacious imaginatively planned property which would be a great choice for a family wishing to settle in a peaceful village location, hence to avoid disappointment the Agents strongly recommend early accompanied internal inspection.

**LOCATION** Dilton Marsh is ideally suited for a family wishing to enjoy rural living in a friendly and welcoming village environment whilst the property itself occupies a prized position at the end of a quiet cul-de-sac in Lansdowne Close, conveniently placed in the centre of the village just off the High Street close to open country. Within easy reach are good local amenities including Dilton Marsh CE Primary rated Good by Ofsted in November 2023, Holy Trinity Church, The Weavers community run village pub and even a railway halt. Westbury, the nearest town, has 3 supermarkets and is within a few minutes driving distance whilst Dilton Marsh is well placed for access to each of the other local towns Trowbridge, Warminster and Frome all providing good shopping facilities, schooling and other amenities - Westbury also has a main line rail station to London - Paddington and Bath with a direct line to South Wales. The A36, for commuting to Bath, is under a mile whilst Bristol, Bournemouth and Southampton airports are each just over an hour by car.

## ACCOMMODATION

- Canopy Porch** having courtesy lamp and panelled front door opening into:
- Entrance Hall** having radiator, telephone point, understair cupboard and staircase to First Floor.
- Cloakroom** having White suite comprising low level W.C., pedestal hand basin, radiator and electrical fusegear.
- Spacious Kitchen/Breakfast Room** 16' 9" x 9' 5" (5.10m x 2.87m) having postformed worksurfaces with inset stainless steel sink, Beech-effect units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards - one concealing Gas-fired Worcester boiler supplying domestic hot water and central heating to radiators, built-in Electric Oven and Grill, inset Gas Hob with Filter hood above, plumbing for washing machine and dishwasher, integrated Fridge & Freezer, recessed lighting, Breakfast Area with ample space for table & chairs, radiator and double doors opening into Sitting Room.
- Pleasant Sitting Room** 16' 5" x 14' 4" (5.00m x 4.37m) x 16' 5" x 11' 5" (5.00m x 3.48m) narrowing to 11' 5" having attractive fireplace feature housing electric fire creating a focal point, two radiators, T.V. aerial point, wall light points and double glazed French doors opening onto Garden Terrace.
- First Floor** Landing having radiator, built-in cupboard housing Megaflo pressurised hot water cylinder and staircase to Second Floor level.
- Bedroom One** 13' 2" x 12' 5" (4.01m x 3.78m) having radiator, T.V. aerial point, telephone point, built-in wardrobe cupboard, deep eaves cupboard, further shelved cupboard and door into En Suite.

**En-Suite Shower Room** having White suite comprising tiled shower enclosure with Mira controls and glazed splash door, pedestal hand basin, low level W.C., radiator, extractor fan and recessed lighting.

**Bedroom Four** 9' 7" x 9' 5" (2.92m x 2.87m) having radiator.

**Spacious Family Bathroom** having White suite comprising panelled bath with hand shower/mixer taps, pedestal hand basin, low level W.C., complementary tiling, extractor fan, radiator, electric shaver point and recessed lighting.

**Second Floor** Landing having radiator.

**Bedroom Two** 16' 7" x 12' 4" (5.05m x 3.76m) having radiator, telephone point, T.V. aerial point and access hatch to roof space.

**Bedroom Three** 16' 7" x 9' 4" (5.05m x 2.84m) having radiator.

**Bathroom Two** having White suite comprising panelled bath with hand shower/mixer taps, pedestal hand basin, low level W.C., complementary tiling, radiator, extractor fan, electric shaver point, recessed spotlighting and Velux roof window ensuring plenty of natural light and ventilation.

## OUTSIDE

**Lansdowne Close** is approached off the High Street and number 11 is nicely tucked away at the far end of the cul-de-sac from which a driveway leads to:

**Detached Garage** having up & over door, power & light connected and personal side door from the Garden.

**The Gardens** are a delightful feature. To the front of the property are borders well stocked with ground cover plants, whilst a handgate leads into the private sunny South-facing rear Garden, which includes a paved terrace and an area of low maintenance shingle, rambling roses and well stocked borders whilst beyond is a "hidden Garden" laid to lawn with mature shrubs and bushes and a shed. The whole is nicely enclosed by fencing and hedging, the foliage of which ensures a high level of privacy.

**Services** We understand Mains Water, Drainage, Gas and Electricity are connected.

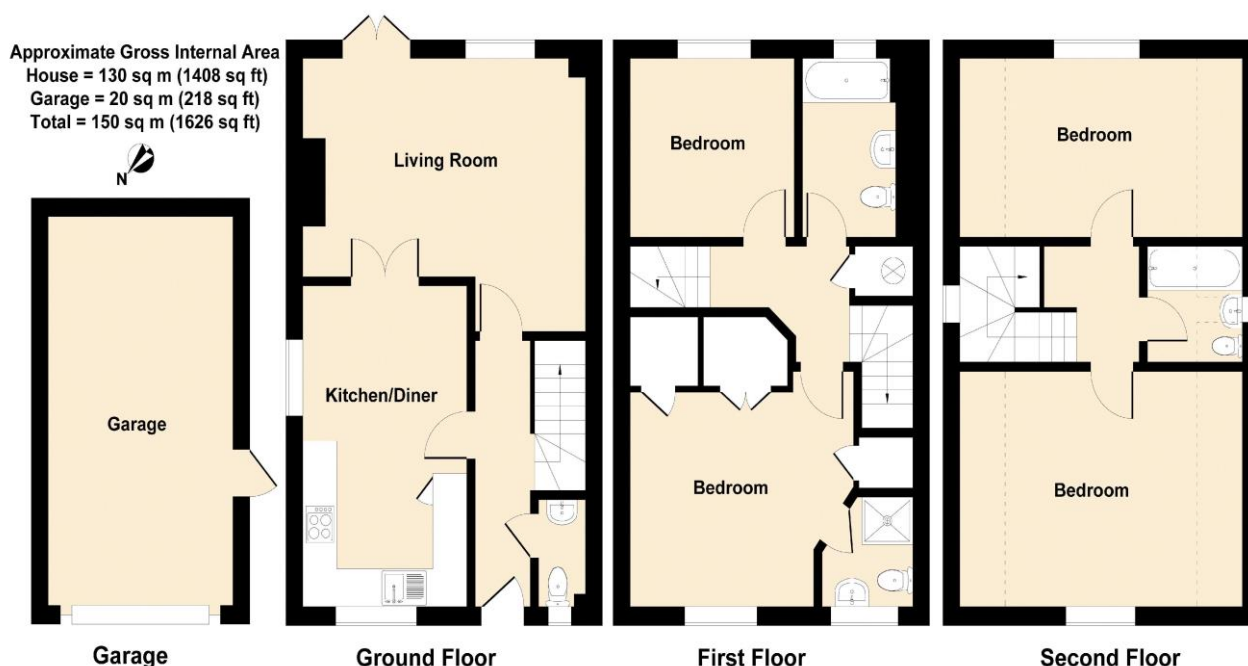
**Tenure** Freehold with vacant possession.

**Rating Band** "E"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2109-1234-9002-1103-0202>







**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

**VIEWING**

By prior appointment through  
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**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy performance certificate (EPC)

11 Lansdowne Close Dilton Marsh WESTBURY BA13 4JH	Energy rating <b>C</b>	Valid until: <b>8 July 2034</b>
		Certificate number: <b>2109-1234-9002-1103-0202</b>

Property type Detached house

Total floor area 130 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		