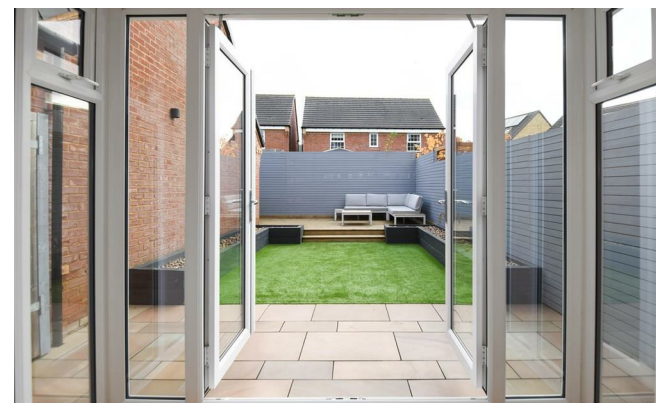




29 Cheviot Road Westbury BA13 3ZJ

A fantastic opportunity to purchase a very well presented, 3/4 bedroom semi-detached family home situated on the edge of Westbury, close to White Horse, supermarket, country park and primary school. This former David Wilson house finished to a high specification boasts flexible accommodation arranged over three floors comprising large open plan kitchen/dining/family room overlooking gardens, home office/bedroom four, three double bedrooms, ensuite shower room and family room. Standout features include plenty of storage, utility cupboard, wide tandem driveway for up to three cars, 3m wide garage and enclosed south facing, low maintenance landscaped gardens. Early viewing is highly recommended as interest in this comfortable family home is expected to be strong. Vendor suited.

Offers Over £315,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite door to the front with oak threshold and double glazed transom window over. Mat-well. Radiator. High quality wood effect vinyl flooring. Heating controls. Media point. Stairs to the first floor. Panelled doors off and into: utility cupboard with plumbing for washing machine, space for dryer, Ideal boiler and fuse box.

Office

7'8 x 6'4 (2.34m x 1.93m)
UPVC double glazed window to the front. Radiator. Media point.

Kitchen/Dining/Family Room

22'4 x 13'6 max (6.81m x 4.11m max)
UPVC double glazed bay to the rear with French doors to the rear with oak threshold. Two radiators. High quality wood effect vinyl flooring. Panelled door to understairs storage cupboard.

Kitchen Area

Range of modern wall, base and drawer units with under cupboard lighting and wood effect rolled top work surfaces with matching up-stands. Stainless steel single sink drainer unit with mixer tap. Built-in high level Electrolux electric fan double oven. Built-in Electrolux four-ring electric hob with glass splash-back and extractor hood over. Integrated dishwasher and fridge/freezer.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising corner pedestal wash hand basin and w/c with dual push flush. High quality wood effect vinyl flooring.

FIRST FLOOR

Landing

Radiator. Stairs to the second floor. Balustrade with oak handrail. Panelled doors off and into:



Living Room

13'8 x 10'8 (4.17m x 3.25m)

Two UPVC double glazed windows to the rear. Two radiators. Feature panelling. Television point.

Bedroom Three

13'8 x 9'8 max (4.17m x 2.95m max)

Two UPVC double glazed window to the front. Radiator.

Family Bathroom

Towel Radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. High quality wood effect vinyl flooring.

SECOND FLOOR

Landing

Access to loft space. Balustrade with oak handrail. Panelled doors off and into:

Bedroom One

13'8 x 10'8 (4.17m x 3.25m)

Two UPVC double glazed windows to the rear. Radiator. Media point. Heating controls. Panelled door to the: airing cupboard housing pressurised hot water tank and shelving.

En Suite Shower Room

Towel radiator. Three piece white suite with tiled surrounds comprising double shower cubicle with mains shower over and sliding door enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. High quality wood effect vinyl flooring. Mirrored medicine cabinet.

Bedroom Two

13'8 x 10'0 max (4.17m x 3.05m max)

Two UPVC double glazed windows to the front. Radiator.

EXTERNALLY

To The Front

Step up to the front door with entrance light. Gravel borders. Tandem driveway providing off road parking for 2-3 vehicles. Gated side pedestrian access to the rear.

To The Rear

Enclosed south facing, landscaped garden comprising flagstone patio area to the immediate rear, area laid to artificial lawn, raised pebble beds with cut timbers enclosing, and illuminated step up to decked area. External lighting, tap and power points. All enclosed by 8ft & 6ft fencing and walling providing a high level of privacy.

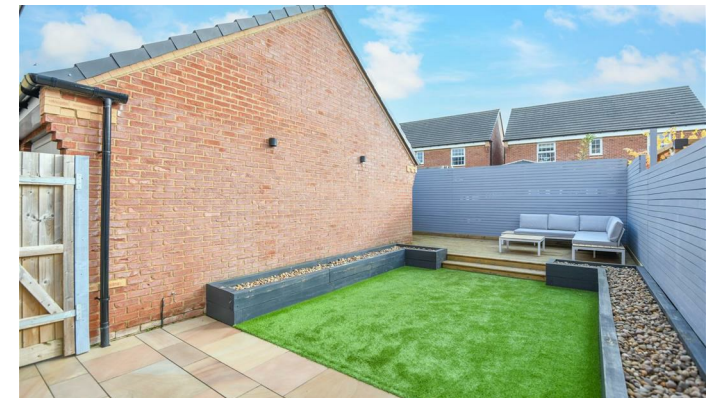
Garage

21'2 x 10'10 (6.45m x 3.3m)

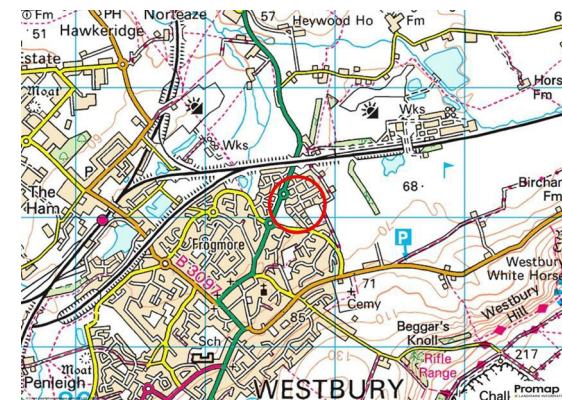
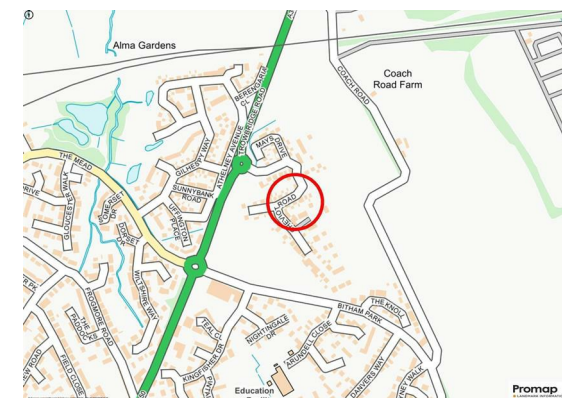
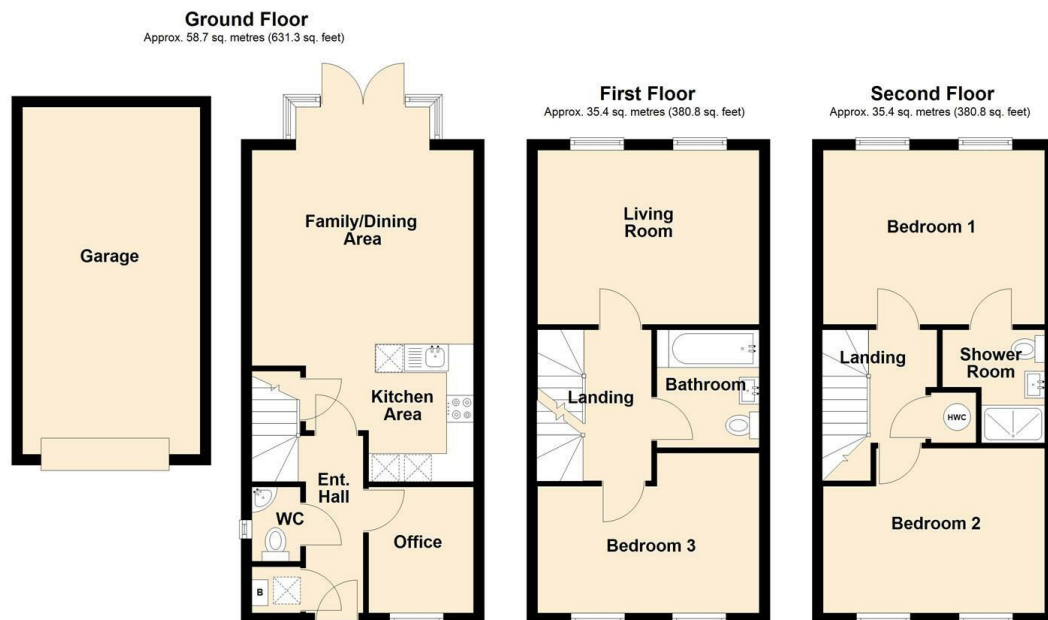
Up and over door to the front. Power and lighting. Eaves storage.

Estate Management Charge:

£tbc



Tenure **Freehold**
Council Tax Band **D**
EPC Rating **B**




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.