

TOWN & COUNTRY
ESTATES



31 Neptune Road, Westbury, Wiltshire, BA13 4GD

£325,000

LOCATION

Westbury is a small medieval market town, which lies not far from its famous White Horse hill-carving, at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including, library, sports centre, schools, churches, doctors, dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

DESCRIPTION

A spacious and very well presented four double bedroom family home, built by David Wilson Homes in 2015. Located in a block brick cul-de-sac of a small and exclusive development, on the edge of a stunning recreational area adjoining a leisure lake and also enjoying fantastic easy access to Westbury's mainline train station. The ground floor accommodation opens into a large entrance hall, with lounge, modern kitchen/dining room, utility room and cloakroom toilet. The galleried first floor landing accesses the master bedroom with en-suite, three further double bedrooms and the family bathroom. Further benefits include gas central heating, Upvc double glazing, private enclosed rear garden, detached garage and driveway parking.

ENTRANCE HALL

You enter the property through into the entrance hall with a built in door mat, two large storage cupboards, radiator, smoke alarm, Oak effect flooring, telephone point, stairs to the first floor, a glazed door to the kitchen/dining room and doors leading to the lounge and cloakroom toilet.

LOUNGE

17'9" to bay x 10'10"

There is a Upvc double glazed bay window to the front, TV point and two radiators.

KITCHEN/DINING ROOM

19'4" x 14'5" max

The spacious kitchen/dining room has a Upvc double glazed window to the rear, a range of attractive matching wall and base units, central island with breakfast bar, wood effect work surfaces with matching upstands, inset sink unit with chrome mixer tap, integrated 6 ring gas hob with stainless steel splashback and extractor fan with light over, integrated high level electric double oven, space for dishwasher, space for fridge/freezer, TV point, two radiators and Oak effect flooring. A door leads to the utility room and Upvc double glazed French doors open to the rear garden.

UTILITY ROOM

There is a composite door with obscure double glazed panel leading to the side, work surface, plumbing for washing machine, space for a tumble dryer, radiator, a wall mounted Ideal Logic gas boiler and Oak effect flooring.

CLOAKROOM

There is a Upvc double glazed obscure window to the side, a close coupled WC, corner pedestal basin with chrome mixer tap, radiator and Oak effect flooring.

FIRST FLOOR LANDING

This large galleried landing has a Upvc double glazed window to the side flooding the area with natural light, access to the loft space, smoke alarm, radiator, doors to all bedrooms, the family bathroom and double doors to the airing cupboard,



MASTER BEDROOM

11'10" x 10'6" max

There is a Upvc double glazed window to the front, door to ensuite, thermostat heating controls, two double fitted wardrobes and a radiator.

ENSUITE

There is close coupled WC, pedestal hand basin with chrome mixer tap, double shower cubicle with wall mounted mains shower and glazed sliding doors, heated towel rail, extractor fan, tiled splash backs and tiled flooring.

BEDROOM TWO

10'9" x 8'6" max

There is a Upvc double glazed window to the rear, built in wardrobes and a radiator.

BEDROOM THREE

8'10" x 7'2"

There is a Upvc double glazed window to the front, built in wardrobes and a radiator.

BEDROOM FOUR

8'10" x 7'2"

There is a Upvc double glazed window to the rear, built in wardrobes and a radiator.

FAMILY BATHROOM

There is a Upvc double glazed obscure window to the side, a close coupled WC, pedestal hand basin with chrome mixer tap, panelled bath with chrome mixer tap and shower attachment, tiled splash backs, heated towel rail, extractor fan and tiled flooring.

EXTERIOR

FRONT

The property is set back from the block paved pavement with a lawn to the front, attractive wood chipped planted border, path to the front door with storm porch over, outside light, driveway parking, access to the garage and gated access to the rear garden.

REAR GARDEN

The private and non-overlooked rear garden is enclosed to all boundaries. Having been landscaped over the last couple of years, this fantastic outside space has recently replaced fencing, a level lawn with an attractive planted border, outside tap, outside light, shed, a paved path leads through the lawn, to a paved seating area and raised beds, ideal for a vegetable patch, with attractive picket fencing. The path also leads to a gate to the front of the home and to the utility room door.

GARAGE

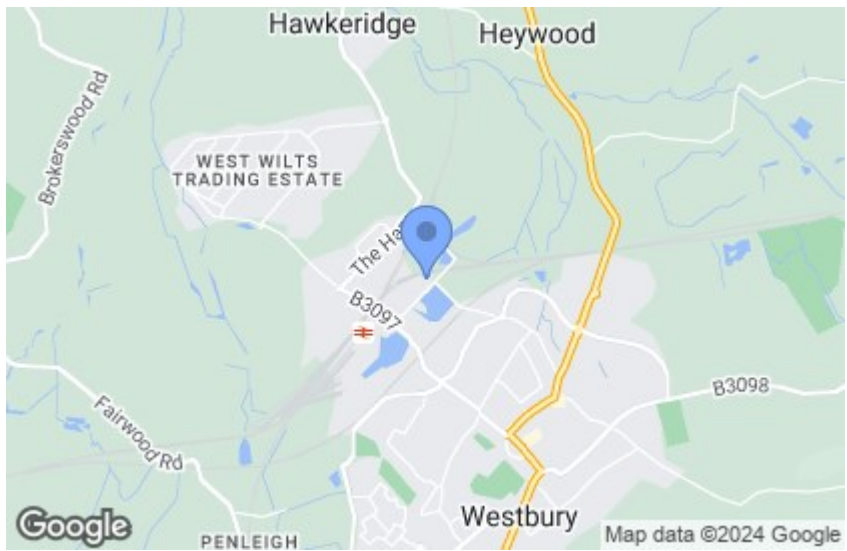
There is an up and over door to the front, power, light and storage in the eaves.

ADDITIONAL INFORMATION

Council Tax Band - D

EPC rating - B

Estate Management Charge (for upkeep of the local area) - Approx £140 per annum.







GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.

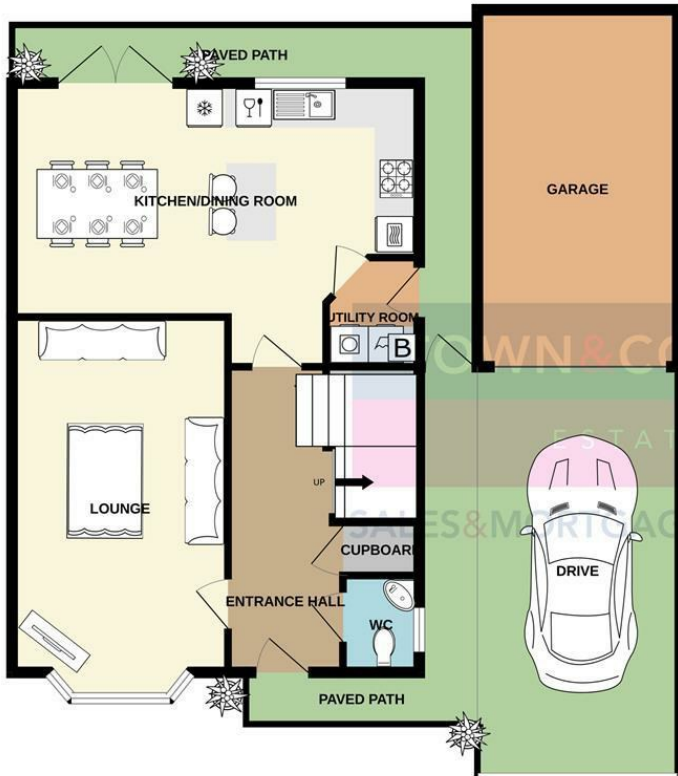


1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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