

**TOWN & COUNTRY**  
ESTATES



**Arundell Close, Westbury, Wiltshire BA13 3UA**

**£335,000**

## LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including a 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 the area very desirable for commuters.

## DESCRIPTION

A well presented, deceptively spacious and largely extended family home, boasting two reception rooms and five double bedrooms, offering flexible living accommodation across its three stories. The ground floor of the property comprises an entrance porch, entrance hall, large family room, dining room, a recently refitted kitchen and garage/store. On the first floor, a spacious master bedroom with four piece en-suite bathroom, bedroom three, bedroom five and the modern family shower room. Bedrooms two and four occupy the second floor. Further benefits include gas central heating, Upvc double glazing, a private well kept garden with garden room and a great location for the ever popular Bitham Brook Primary School.

## ENTRANCE PORCH

You enter the property through a Upvc obscure glazed entrance door, there is a window to the front, space for shoes and coats and a doorway into the entrance hall.

## ENTRANCE HALL

With stairs to the first floor and doors to the family room and dining room.

## FAMILY ROOM

This large reception room has lots of space for seating and a television, there is a Upvc double glazed window to the side, two radiators, a door into the garage/store and Upvc sliding doors opening to the rear garden.

## DINING ROOM

The bay fronted dining room has a feature stone fireplace, radiator, door to the under stairs cupboard and large opening through to the kitchen.

## KITCHEN

There are two Upvc double glazed windows and a Upvc double glazed door to the rear garden, the kitchen was refitted in 2022 and offers a range of matching base and wall units in a modern neutral shaker style, with stone effect worksurfaces, inset sink unit with mixer tap and attractive splashbacks, there is a built in oven, inset ceramic hob with extractor and light over, an integrated dishwasher, plumbing for a washing machine, an American style fridge/freezer plumbed for water and ice (included in the sale), glazed display cabinets, inset ceiling spotlights and wood effect flooring.

## FIRST FLOOR LANDING

There is a Upvc double glazed window to the front, a large recess ideal for a study/home office space as currently used by the existing owners, a radiator, stairs to the second floor and doors to the master bedroom, third bedroom, fifth bedroom and family shower room.



### BEDROOM ONE

The spacious principal bedroom has a Upvc double glazed window to the front, a radiator, plenty of space for bedroom furniture and a door to the ensuite.

### ENSUITE

There is an obscure Upvc double glazed window to the rear, the four piece suite consists of a panelled bath with chrome mixer tap, shower cubicle with wall mounted electric shower, low level WC, pedestal basin, heated towel rail and tiled splash backs.

### BEDROOM THREE

There is a Upvc double glazed window to the front, wardrobe recess and radiator.

### BEDROOM FIVE

Bedroom five has a Upvc double glazed window to the rear and a radiator.

### FAMILY SHOWER ROOM

Refitted in 2022, the family shower room has a large walk-in shower with a wall mounted electric shower, a vanity cupboard with storage and inset sink with chrome mixer tap, a close coupled WC, an extractor fan and attractive splash backs.

### SECOND FLOOR LANDING

The loft extension was added in 2022 and provides two double bedrooms but could make the ideal space for extended family to have a bedroom and their own living space. The second floor landing has a Velux window to the front and doors to bedrooms two and four.

### BEDROOM TWO

There are two Upvc double glazed windows to the rear, a radiator and inset ceiling spotlights.

### BEDROOM FOUR

There are two Velux windows to the front, a radiator, inset ceiling spotlights and access to the eaves storage.

### EXTERIOR

#### FRONT

A drive and an additional gravelled area provide off road parking. There are well kept planted borders and a path leading to steps to the front door.

#### REAR GARDEN

The private rear garden is enclosed to all boundaries by high wooden fencing. This very well presented outdoor space has a raised deck entertaining area immediately from the rear of the property, a large lawn with attractive planted border, mature trees, wooden shed, rear gate, outside tap and a fantastic garden room.

#### GARDEN ROOM

Offering a great work from home space or simply somewhere to escape the house and enjoy the garden, the garden room has double doors to the front, windows to the front and sides and power.

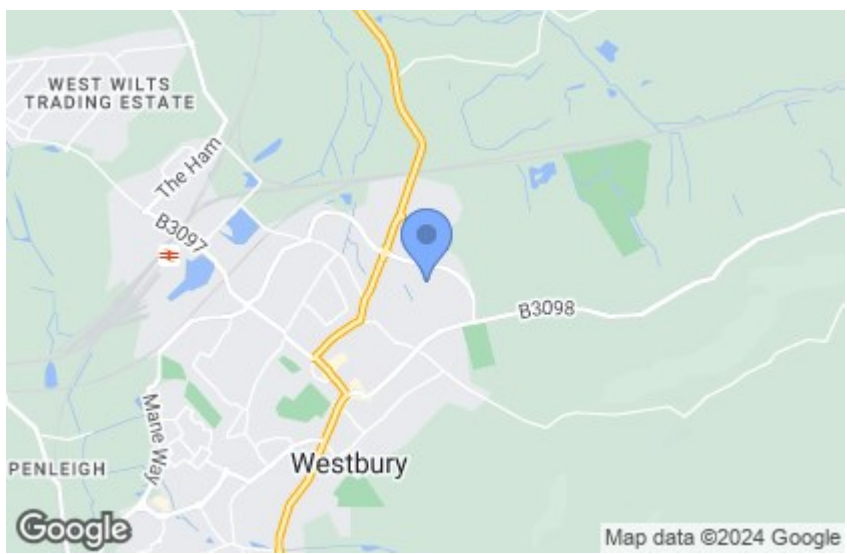
#### GARAGE STORE

Created from the original garage, this space provides a good deal of storage. There are double doors to the front, a door to the family room, power and light.

#### ADDITIONAL INFORMATION

Council Tax Band - C

EPC to follow







GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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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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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