

TOWN & COUNTRY

ESTATES



Station Road, Westbury, Wiltshire BA13 3JL

£300,000

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. Westbury 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 it very desirable for commuters.

DESCRIPTION

A fantastic and extremely well presented three bedroom home, steeped in local history, previously forming part of the towns' Police Station, thoughtfully converted into a four residential dwellings. The spacious accommodation comprises a welcoming entrance hall, lounge, dining room, kitchen, utility room, garden room, a light and airy landing leading to three double bedrooms and the bathroom. Further benefits include gas central heating, off road parking to the front for three cars and an outstanding enclosed rear garden, which really is a credit to the current owner.

ENTRANCE HALL

The spacious and welcoming entrance hall has wood flooring, a radiator, doors to the dining room, the lounge, under stairs storage and stairs leading to the first floor.

LOUNGE

11'5" x 10'9"

The lounge has a Upvc double glazed window to the front, a radiator and an open fire, with a feature tiled surround, providing a real focal point to the room.

DINING ROOM

12'5" max x 11'5"

The dining room has a Upvc double glazed window to the front, a gas fire with feature wooden surround, a radiator and wood effect flooring. Double doors lead to the garden room and a door opens into the kitchen.

KITCHEN

12'1" x 7'6"

The kitchen has a window to the rear overlooking the garden and benefits from a range of matching wall and base units with wooden work surfaces. There is a free standing oven with gas hob, a one and a half bowl sink with chrome mixer tap, a radiator and tiled flooring. There is a stable door leading to the back garden and an entrance into the useful utility room.

UTILITY ROOM

An excellent extra space, the utility has plumbing for a washing machine, space for a tumble dryer, space for a fridge and freezer, shelves for storage and a window to the side.



GARDEN ROOM

11'1" x 8'10"

The garden room is a wonderful space to enjoy the rear garden. There are Upvc double glazed windows, tiled flooring and Upvc double glazed French doors leading to the patio.

FIRST FLOOR LANDING

The spacious first floor landing is flooded with natural light from the large feature window to the side, there are doors to all three bedrooms and the bathroom.

BEDROOM ONE

12'5" max x 11'5"

The dual aspect principal bedroom has a Upvc double glazed window to the front and a window to the rear, a radiator, built in storage which also houses the gas combi boiler and space for wardrobes.

BEDROOM TWO

11'5" x 10'9"

The second bedroom has a Upvc double glazed window to the front, built in up and over storage and a radiator

BEDROOM THREE

11'5" max x 7'6"

The third double bedroom has a window to the rear and a radiator

BATHROOM

The bathroom has an obscured glazed window to the rear, a panelled bath with chrome taps and Triton electric shower over, a pedestal wash basin with chrome taps, a low level WC and a radiator.

EXTERIOR

FRONT

The front of the property offers ample off street parking, with gravelled driveway space for three cars and a concrete path leading to the front door. Gated access to the side leads to the rear garden.

REAR GARDEN

The spectacular rear garden offers substantial outdoor space, there is a patio entertaining area, decorative gravel space, a large lawn with gorgeous planted borders offering a range of established plants, shrubs and hedging. To the rear of the garden is a 'working area' with wooden shed.

ADDITIONAL INFORMATION

Council Tax Band - B

EPC - To follow







GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 sq.m.) approx.

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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