

TOWN & COUNTRY
ESTATES



Sandalwood Road, Westbury, BA13 3UP

Offers Over £285,000

LOCATION

The town of Westbury has main road links to the towns of Warminster and Frome and the city of Salisbury to the south and to the county town of Trowbridge to the north. Through Trowbridge are main road links to the M4 junction 17, offering access to the cities of Bath and Bristol and to the thriving commercial centre of Swindon. The railway station at Westbury is a major transport hub, offering direct links to Bath (25 minutes), Bristol (45 minutes), the South West and London Paddington (1 hour and 28 minutes).

DESCRIPTION

This distinctive, well-presented 3 to 4 bedroom property offers substantial internal space, allowing for flexible living arrangements. The light and spacious layout includes an entrance hall, a kitchen/breakfast room, a modern cloakroom, a lounge, and a conservatory. On the first floor, you will find two double bedrooms and a modern family bathroom. The top floor features the extremely generous primary bedroom, complete with a modern en-suite bathroom and a dressing room that can also serve as a fourth bedroom. The rear of the property boasts a low-maintenance garden that leads to the garage, with off-road parking in front. Additional benefits include gas central heating, exceptional internal space, and a south-facing garden.

ENTRANCE HALL

The entrance hall is carpeted and has doors to the cloakroom, kitchen/breakfast room, the lounge and stairs to the first floor.

CLOAKROOM

The modern cloakroom has a low level w.c, inset sink, tiled splash back, heated towel rail and a UPVC double glazed obscure window to the front.

KITCHEN/BREAKFAST ROOM

The kitchen has a UPVC double glazed window to the front, matching base and wall units with roll top worksurfaces, a Whirlpool oven and hob, space for fridge freezer and washing machine, plumbing for dishwasher and chrome sink with chrome mixer tap,

LOUNGE

In the lounge you will find a UPVC double glazed window to the rear, two radiators, built in cupboard and UPVC double glazed French doors to the conservatory.

CONSERVATORY

The UPVC double glazed conservatory offers added internal space and makes the perfect dining area, there are French doors leading to the rear garden.

FIRST FLOOR LANDING

On the first floor landing you will find doors to bedroom two and three, the family bathroom and the airing cupboard. There are also stairs to the second floor.



BEDROOM TWO

Two UPVC double glazed windows to the front and radiator.

BEDROOM THREE

Two UPVC double glazed window to the rear and radiator.

FAMILY BATHROOM

In this stylish family bathroom there is a vanity unit with close couple w.c and inset sink with chrome mixer tap. There is also a paneled bath with mains shower over, laminate flooring, extractor fan and heated towel rail.

BEDROOM ONE

The expansive primary bedroom has two UPVC double glazed windows to the front, radiator, built in cupboard and door to the En-suite.

EN-SUITE

In the en-suite there is a walk in shower cubicle with mains shower, a close couple w.c, UPVC double glazed obscure window to the rear, inset sink with chrome mixer tap and storage under, and a heated towel rail.

DRESSING ROOM/BEDROOM FOUR

Currently being used as an office, there is a UPVC double glazed window to the rear and a radiator.

EXTERIOR

FRONT

The front of the property is laid to gravel with decorative plants and a path leading to the front door, it is enclosed by a brick wall with metal railings on top.

REAR

The south facing low maintenance rear garden is laid to patio, with a decorative gravel area to the side of the conservatory, there are raised planters with decorative plants and access to the garage.

GARAGE

The larger than standard garage can be accessed via a door from the rear garden or an up and over garage door to the front, there is a light and power, enough space to park a car and room for additional storage in the eaves.

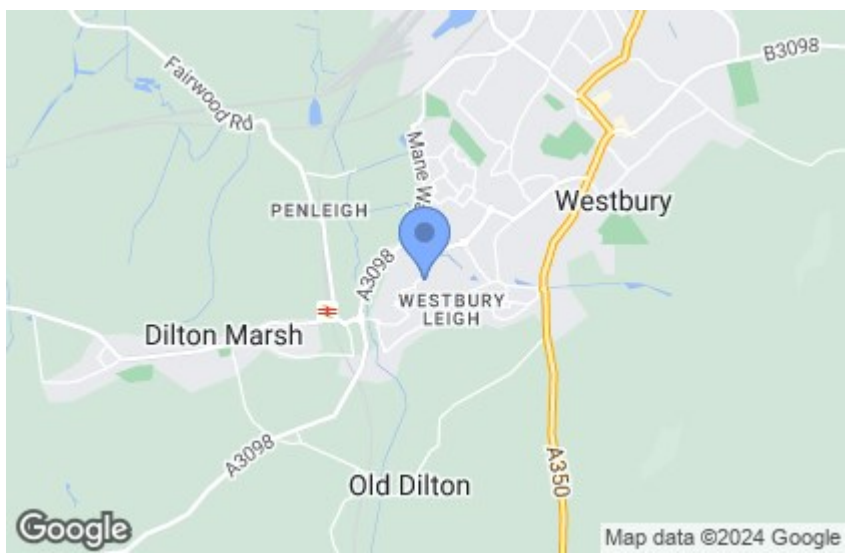
PARKING

The property benefits from allocated off-road parking in front of the garage.

ADDITIONAL INFORMATION

EPC -

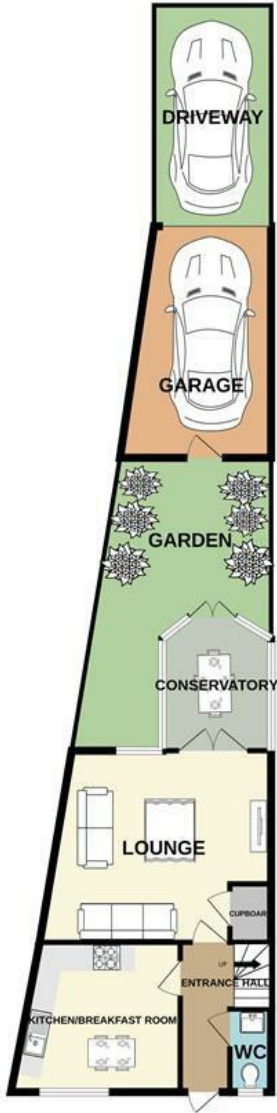
COUNCIL TAX BAND -







GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



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SALES & MORTGAGES & LETTINGS

TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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