

**TOWN & COUNTRY**  
ESTATES



**Hackney Way, Leigh Park, Westbury, Wiltshire BA13 2GF**

**£385,000**

## 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, dentists surgeries, post office and the oldest swimming pool in the country. Westbury train station has fantastic direct 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

NO ONWARD CHAIN - Town & Country Estates are delighted to offer for sale a four bedroom detached family home, situated within the popular Leigh Park development. This immaculate home has benefitted from a full internal redecoration and new carpets fitted throughout, ready for the purchaser to move straight into, enjoy and put their own stamp on. The accommodation comprises an entrance hall, lounge, kitchen, dining room, downstairs cloakroom, master bedroom with en suite shower room, three further bedrooms and the family bathroom. Further benefits include gas central heating, double-glazing, Good size rear garden, and driveway leading to the garage.

## ENTRANCE HALL

There is newly fitted wood effect flooring, a radiator, thermostat heating controls, telephone point, stairs to the first floor landing and doors to the living room, kitchen/breakfast room, dining room, the cloakroom toilet and a useful storage cupboard.

## LIVING ROOM

14'5" x 12'1"

The large living room has a Upvc double glazed window to the front, two radiators, radiator, TV point and telephone point.

## KITCHEN/BREAKFAST ROOM

13'5" x 9'6"

The kitchen has a Upvc double glazed window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink with chrome mixer tap, a built in oven, inset gas hob with extractor and light over, plumbing for a dishwasher, space for fridge freezer, a built in wine rack, tiled splashbacks, tiled flooring, radiator and an opening to the utility room.

## UTILITY ROOM

There is a door and a Upvc double glazed window to the side, matching base and wall units with roll top worksurfaces, an inset sink with chrome mixer tap and tiled splash backs, plumbing for a washing machine, radiator and ceramic tiled flooring.

## DINING ROOM

12'1" x 8'2"

The second reception room could be used as a formal dining room and offers Upvc double glazed French doors leading out to the rear garden, a radiator and newly fitted carpet.

## FIRST FLOOR LANDING

The galleried landing has an cupboard with boiler inside, a radiator, new carpet and doors to all four bedrooms and the family bathroom.



## MASTER BEDROOM

14'5" x 9'10"

There is a Upvc double glazed window to the front, newly fitted carpet, built in wardrobes, a radiator and door to the ensuite. The slightly vaulted ceiling creates a real sense of space to the room.

## EN-SUITE

The en-suite has an obscure Upvc double glazed window to the side, a good size shower cubicle with mains shower over, close couple WC, pedestal wash hand basin with chrome taps, radiator and tiled splash backs.

## BEDROOM TWO

9'10" to wardrobe x 8'2"

The second double bedroom has a Upvc double glazed window to the rear, newly fitted carpet, built in wardrobe and a radiator.

## BEDROOM THREE

9'6" x 6'10"

With a Upvc double glazed window to the rear, newly fitted carpet and a radiator.

## BEDROOM FOUR

8'10" x 7'6"

There is a Upvc double glazed window to the front, newly fitted carpet and a radiator.

## FAMILY BATHROOM

There is an obscure Upvc double glazed window to the rear, a paneled bath with chrome mains shower over, pedestal basin with chrome taps, close couple WC, tiled splash backs and a radiator.

## EXTERIOR

### FRONT

The front of the property has a well kept hedging, graveled borders, drive, path to the front door with outside light and gated access to the rear garden.

### REAR GARDEN

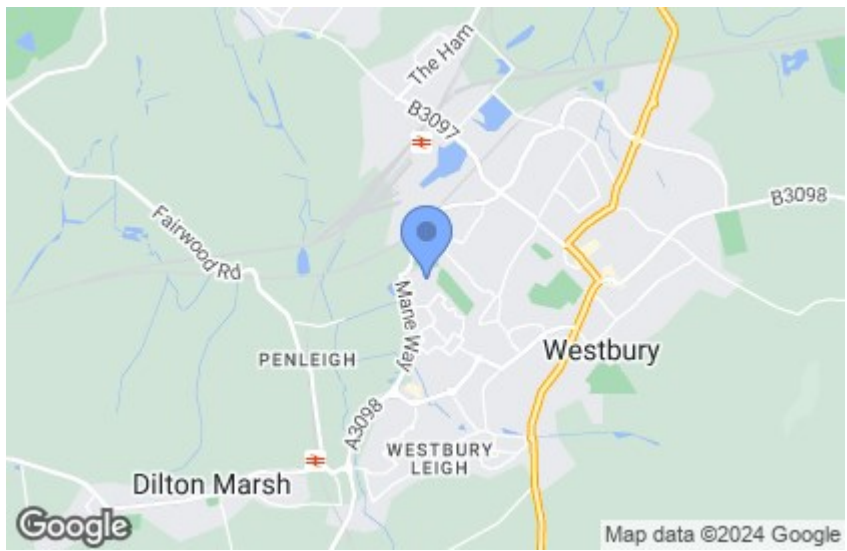
The private and no-overlooked rear garden is enclosed to all boundaries, there is a lawn with planted borders, a paved path, shed, rear door to the garage, outside tap and a graveled path to a gate leading to the front

### GARAGE

With an up and over door to the front, power and light. The garage has been part boarded as it was previously used as an additional room.

## ADDITIONAL INFORMATION

Council Tax Band - E



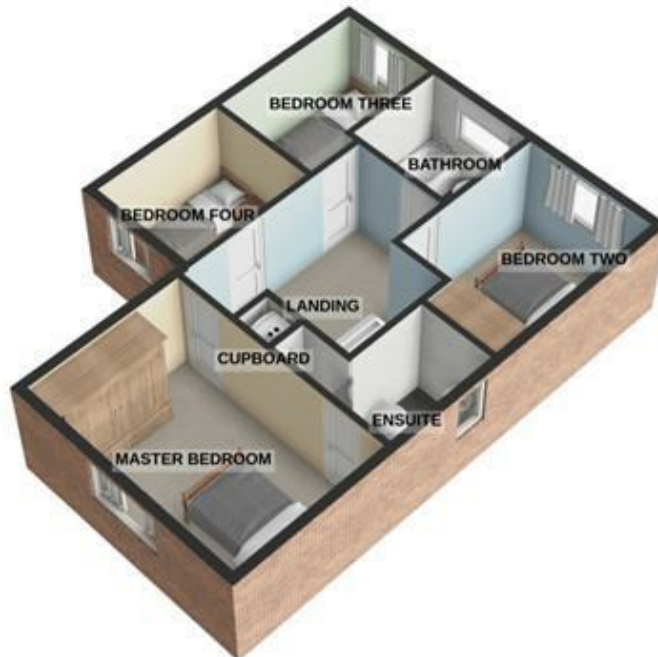




GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 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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