

**TOWN&COUNTRY**  
ESTATES



**Station Road, Westbury, Wiltshire BA13 3JR**

**£325,000**



## 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

Occupying a substantial plot, this deceptively spacious detached bungalow offers a versatile and flexible living space, allowing you to configure the home to suit your personal needs. The accommodation comprises an entrance hall, lounge, one/two reception rooms, an impressive conservatory overlooking the rear garden, kitchen, three/four bedrooms and bathroom. Externally, there is a large enclosed rear garden with decking and patio, garage and substantial driveway parking to the front. Further benefits include gas central heating, uPVC double glazing and a popular location, within easy reach of Schools, train station and town centre.

## ENTRANCE HALLWAY

You enter the property through a uPVC double glazed door, the entrance hall offers access to the lounge, the dining room, all three bedrooms, the bathroom and the kitchen.

## LOUNGE

The lounge has a large uPVC bay window to the front, and to the side providing lots of natural light, there is a radiator and a feature fireplace with electric fire.

## KITCHEN

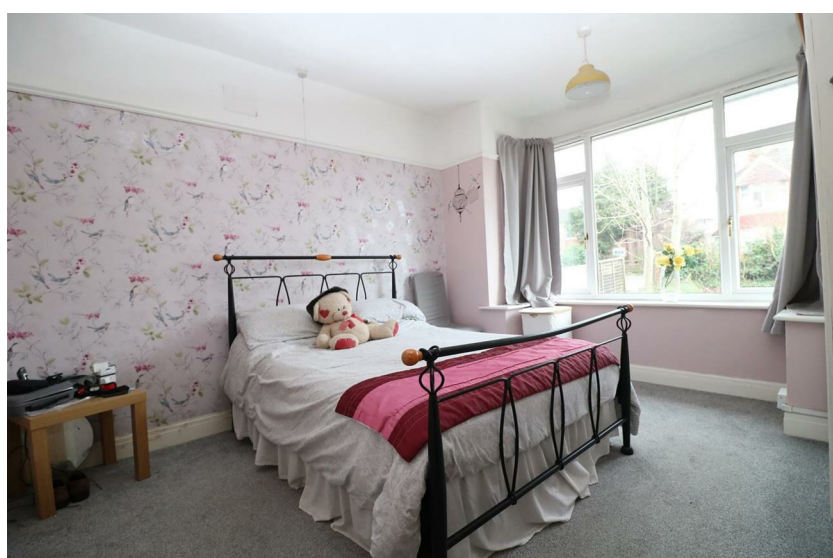
The 'L shaped' kitchen has a uPVC double glazed window to the rear and another to the side, there is ample storage provided by a range of wall mounted and base units with roll top work surfaces. There is a stainless steel sink with mixer tap over and there is space for a large range oven, washing machine and dishwasher.

## CONSERVATORY

The large uPVC double glazed conservatory provides an extra reception room, and has a uPVC door to the left and uPVC french doors to the right leading to the decking area there is also a radiator.

## BEDROOM ONE/DINING ROOM

The master bedroom benefits from a large uPVC double glazed window overlooking the rear garden and another to the side, there is a radiator and ample space for wardrobes. This room has also previously been used as a formal dining room.





## BEDROOM TWO

The second double bedroom has a large uPVC double glazed bay window to the front, and has a radiator.

## BEDROOM THREE

The third double bedroom has a uPVC double glazed window to the side and a radiator.

## BEDROOM FOUR/OFFICE

Currently used as a work from home space, this versatile room could easily be used as a fourth bedroom. There is a uPVC double glazed window to the side and a radiator.

## BATHROOM

The bathroom has an obscure glass uPVC window to the side, there is a P shaped bath with mains shower over, there is a close coupled wc, wash basin with storage below and a radiator.

## EXTERIOR

### FRONT

the front of the property benefits from substantial offroad parking with a block paved driveway. there are also mature shrubs, bushes and trees providing decoration and privacy from the road.

### REAR

The generous rear garden is laid to patio, decking and grass, with decorative borders and raised planters to the rear.

## GARAGE

The garage has an up and over door to the front, power, light, window and door to the garden.

## ADDITIONAL INFORMATION

EPC - E

COUNCIL TAX BAND - D













GROUND FLOOR  
1233 sq.ft. (114.6 sq.m.) approx.



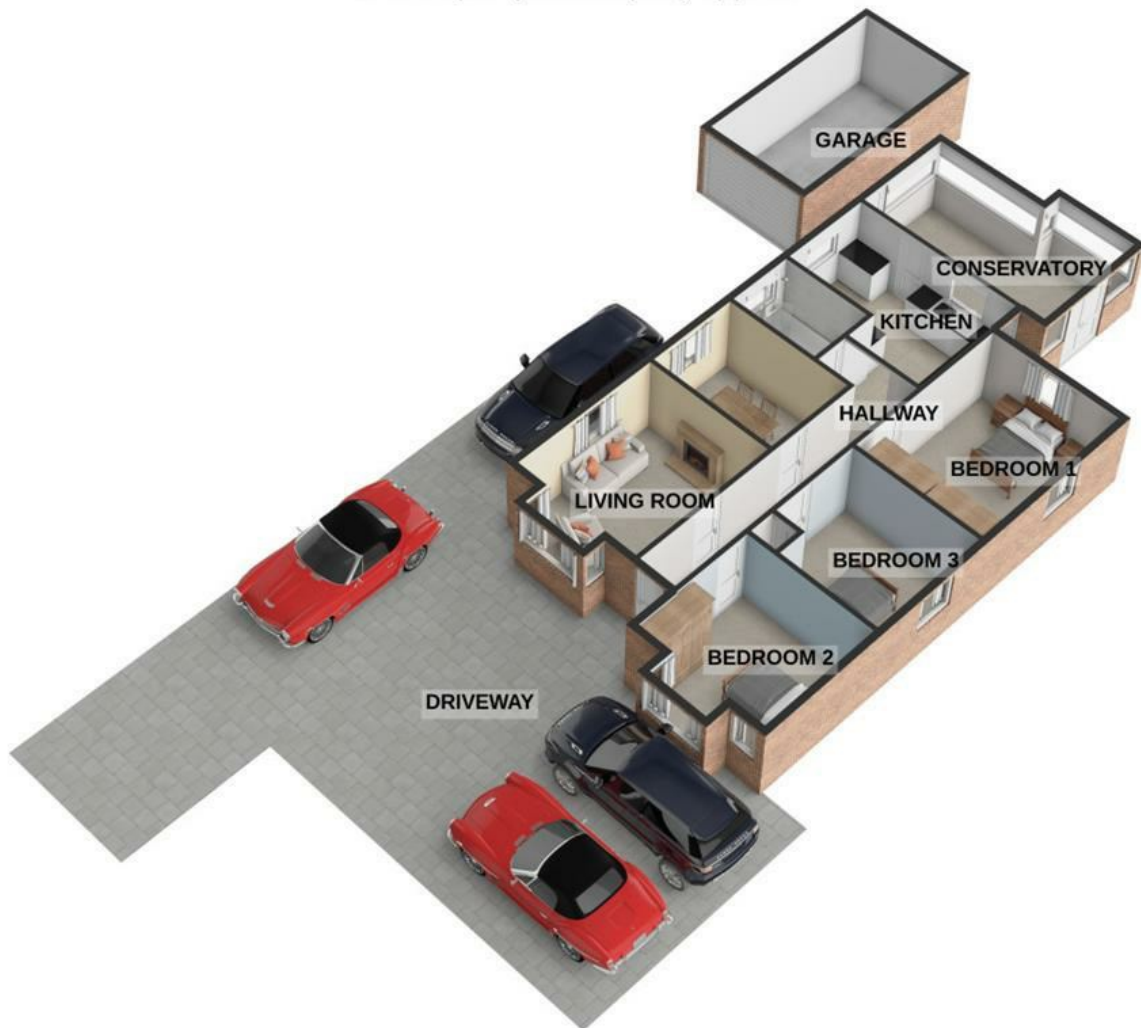
TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.

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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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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