

TOWN&COUNTRY
ESTATES



Hayward Place, Westbury, Wiltshire BA13 3TW

£250,000

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, doctor and dentist surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic direct links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour, making Westbury a very desirable location for both commuters and families.

DESCRIPTION

A well presented three bedroom family home, situated in a quiet cul-de-sac, located off of the popular Rosefield Way. The property provides spacious accommodation and comprises an entrance porch, kitchen, lounge/dining room, conservatory, three bedrooms and family bathroom. Additional benefits include a driveway providing off road parking for 2 cars, garage, Upvc double glazing and gas central heating.

ENTRANCE PORCH

You enter the property through a uPVC double glazed door into the entrance porch which provides space for coats and shoes. There is also an additional storage cupboard. You enter through an internal door into the lounge diner.

LOUNGE/DINER

The well proportioned lounge/diner has a upvc double glazed window to the front, a wooden framed glazed door leading out into the conservatory, and a radiator. There is stylish hard wood flooring throughout, an opening that leads to the kitchen and stairs to the first floor.

KITCHEN

The modern kitchen has a uPVC double glazed window to the front, and benefits from a range of matching wall and base units with wood effect roll top work surfaces, a stainless steel sink with mixer tap over and an integrated oven, electric hob and an extractor over. There is space for a washing machine and dishwasher.

CONSERVATORY

The useful added space of the upvc conservatory has double glazed french doors leading to the rear garden.

FIRST FLOOR LANDING

The landing offers access to all three bedrooms and the family bathroom, there is also a loft hatch.

BATHROOM

The bathroom has a uPVC obscure glass double glazed window to the font, there is a paneled bath with mains shower over, there is a pedestal wash basin with tiled splash back and a close coupled toilet.



BEDROOM ONE

The main bedroom has two uPVC double glazed windows to the rear providing lots of natural light, there is laminate flooring, a radiator and a built in storage cupboard.

BEDROOM TWO

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

BEDROOM THREE

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

EXTERNAL

FRONT

The front of the property offers a low maintenance garden laid to decorative gravel with stepping stones leading to the front door.

REAR

The enclosed garden offers a low maintenance area laid to patio, and gravel, with decorative borders to the edges, there is also a door leading into the rear of the garage.

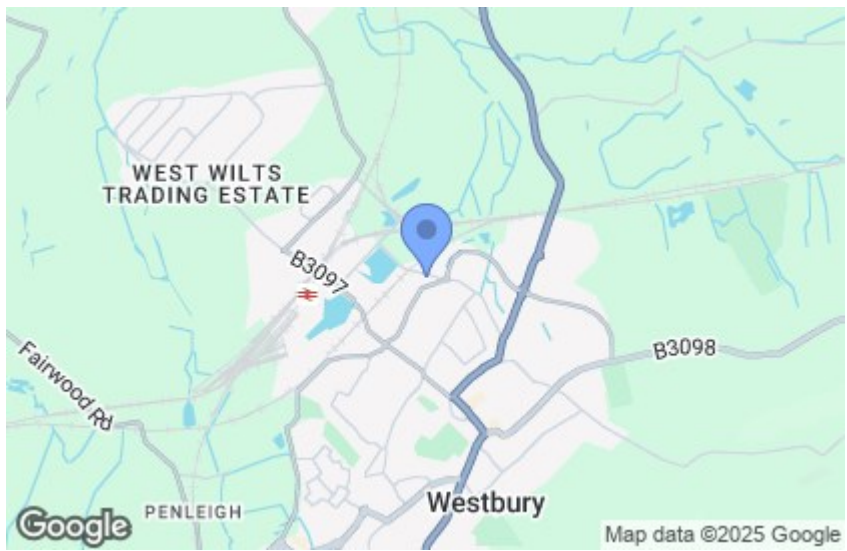
GARAGE

The garage to the side of the property has light and power and an up and over garage door. In front of the garage is driveway parking for two cars in tandem.

ADDITIONAL INFORMATION

EPC - D

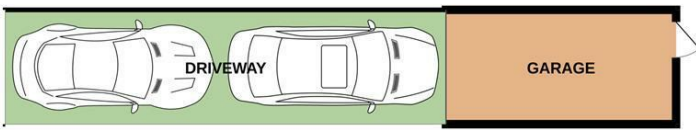
Council Tax Band - C



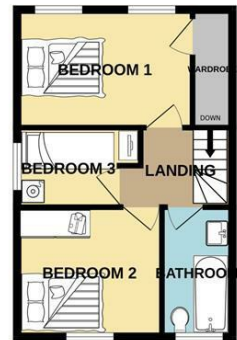




GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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