

**TOWN&COUNTRY**  
ESTATES



**Hawkeridge Park, Westbury, Wiltshire BA13 4HJ**

**Offers Over £375,000**

## LOCATION

Located on the outskirts of Westbury, on the Trowbridge side of town, Hawkeridge Park is a small well established horse shoe shaped development, situated off of The Ham. The property is within walking distance of the train station, providing fantastic links to Bath, Bristol and London Paddington. These popular family homes are also within easy reach of the West Wilts Trading Estate and White Horse Business Park, making it conveniently located for working families, as well as professional couples.

## DESCRIPTION

This extended and extensively modernised four double bedroom family home approaches the market in fantastic order. The spacious ground floor accommodation comprises a porch, entrance hall, lounge, an extended and modern kitchen/dining room, office, utility room and cloakroom. The first floor offers a master bedroom with ensuite shower room, three further double bedrooms and family bathroom. Externally, there is a large enclosed rear garden, garage and driveway parking for 4 cars.

## PORCH

You enter the property through a composite front door, into the double uPVC double glazed porch, there is a storage cupboard to the side providing storage for coats and shoes and a door leading into the entrance hall.

## ENTRANCE HALL

5'3" x 3'10"

The well presented and spacious entrance hall provides a great first impression, there is a radiator and doors to the lounge and an opening through to the kitchen diner.

## LOUNGE

12'9" x 13'5"

The well appointed lounge has a large uPVC double glazed window to the front and a radiator.

## KITCHEN/DINING ROOM

18'4" x 22'11"

The beautifully presented modern kitchen has two uPVC double glazed windows to the rear and side, the exemplary room benefits from a stylish kitchen island with seating and inset sink. Boasting two ovens, an induction hob, and a range of base and wall units. There are Bi-fold doors that open onto the patio, creating seamless indoor/outdoor living. The dining area benefits from fixed seating and offers ample dining space. There is plumbing for a dishwasher and two radiators.

## UTILITY

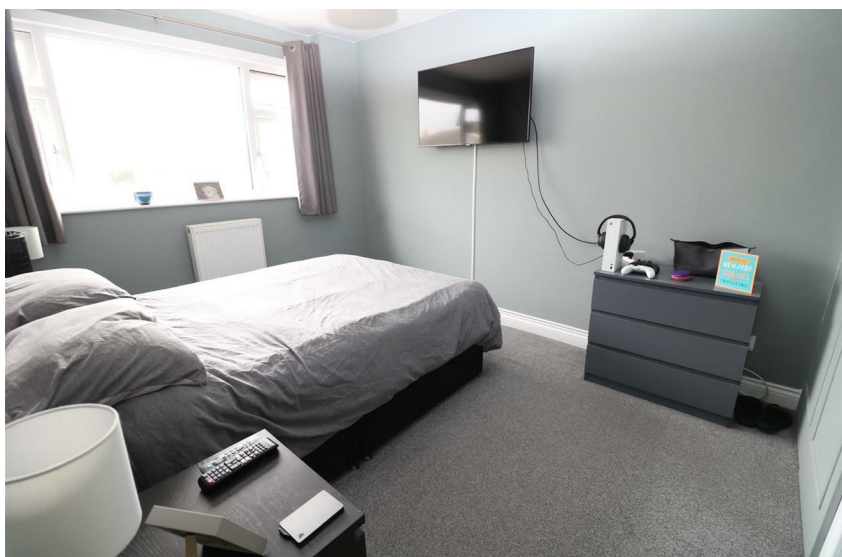
9'2" x 10'1"

The utility area has a range of wall and base units with roll top work surfaces, there is plumbing for a washing machine and tumble dryer, a door to the WC, a door to the garage and a door to the office.

## OFFICE

9'2" x 8'5"

The useful addition of an office space provides a perfect work from home space, there is a radiator and uPVC French doors leading to the rear garden.



## WC

There is a close coupled wc and a pedestal wash basin.

## FIRST FLOOR LANDING

The first floor landing offers access to all four bedrooms and the family bathroom.

## BEDROOM ONE

9'3" x 18'7"

The substantial primary bedroom has a uPVC double glazed window to the front, there are built in wardrobes there is a radiator and a door to the en-suite.

## EN-SUITE

9'3" x 6'5"

The en-suite has an obscure glass uPVC window to the rear, a walk-in shower with glass screen and mains shower, close-coupled WC, and pedestal wash basin.

## BEDROOM TWO

12'10" x 8'7"

The second double bedroom has a large uPVC double glazed window to the rear and a radiator. There is a hatch providing access to the partially boarded loft space and can be accessed via a pull down ladder.

## BEDROOM THREE

12'11" x 13'1"

The third double bedroom has a uPVC double glazed window to the front a built in wardrobe and a radiator.

## BEDROOM FOUR

10'0" x 10'4"

The fourth double bedroom (currently being used as an office) has a uPVC double glazed window to the front and a radiator.

## BATHROOM

6'3" x 5'4"

The bathroom includes an obscure glass uPVC window to the rear, a walk-in shower with glass screen and mains shower, close-coupled WC, and pedestal wash basin.

## EXTERNAL

### FRONT

The front of the property offers a block paved driveway providing off road parking for four cars.

### REAR

The spacious rear garden is enclosed on all sides with side access to the front of the property, there is a patio area enclosed by a dwarf wall and a large lawn.

## GARAGE

The garage has lights and power and has an electric roller door to the front.

## ADDITIONAL INFORMATION

Council Tax Band - C

EPC - to follow







GROUND FLOOR



1ST FLOOR



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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GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 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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