



**Wrights**  
01225 755553

Westbury Road, Edington, Wiltshire, BA13 4PG

£415,000

## Situation

The property is situated within the sought after Wiltshire village of Edington, located on the northern edge of Salisbury Plain and surrounded by the stunning open countryside. The village of Edington offers an excellent village pub, farm Shop and microbrewery. Just one mile away, the village of Bratton offers a post office, doctors surgery and much more.

Families are well served by excellent schooling, with a highly rated primary school and pre-school in the nearby village of Bratton, state secondary schools in Westbury and Market Lavington, and a renowned private school in West Lavington, all easily accessible via local bus routes.

The nearby town of Westbury offers a main line railway station with direct connections to Bath, Bristol, Salisbury and London.



**Three/four bedroom semi detached property**

**Generous kitchen/diner**

**Utility room and ground floor shower room**

**Two reception rooms**

**Three well proportioned first floor bedrooms**

**En-suite cloakroom and family bathroom**

**Loft converted to create a spacious hobby room and separate study**

**Pretty rear garden with lovely views**

**Garage/workshop and off road parking for two vehicles**

**No onward chain**



This beautifully presented and exceptionally spacious three/four bedroom semi-detached property is situated in the sought-after village of Edington.

The ground floor boasts a generous kitchen/diner, utility room, shower room, lounge/fourth double bedroom, and a bright garden room overlooking the rear garden. On the first floor are three well-proportioned bedrooms, an en-suite cloakroom, and a family bathroom. The loft has also been thoughtfully converted to provide a spacious hobby room and separate study.

Externally, the property benefits from a charming rear garden with a sunny patio and steps down to a neat lawn, as well as a garage/workshop with off road parking for two vehicles.

Sold with the benefit of no onward chain.

### The property comprises

#### Ground Floor

##### Entrance Hall

With uPVC front door, wood flooring, wall mounted electric storage heater, stairs to the first floor with storage cupboard under and two uPVC double glazed windows to the side.

##### Shower room

With tiled flooring, white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, wall mounted electric storage heater, inset ceiling spotlights and extractor fan.

##### Kitchen/Diner 20' 9" x 16' 1" (6.33m x 4.90m)

With tiled flooring, a range of eye level and base units, worktops with tiled splashback, integrated electric oven and induction hob with extractor hood over, one and a half bowl ceramic sink/drainage unit, integrated 70/30 fridge/freezer, dishwasher and washing machine, water softener, wall mounted Dimplex Quantum storage heater, fireplace with wooden surround (set up to receive a wood burning stove with a chimney liner and a new registration plate) and uPVC double glazed window to the rear.

##### Utility room

With tiled flooring, base unit with worktop over, sink/drainage unit, space for tumble drier, wall mounted electric heater, extractor fan and uPVC double glazed window to the rear.

##### Garden Room 9' 3" x 14' 11" (2.83m x 4.54m)

With tiled flooring and under-floor heating, inset ceiling spotlights, uPVC double glazed windows to the side and rear and uPVC door opening onto the rear garden. In 2021, a new Guardian warm roof was fitted, and all sides and double glazing were replaced.

##### Lounge 16' 1" x 13' 6" (4.89m x 4.12m)

With wall mounted Dimplex Quantum storage heater, feature fireplace and uPVC double glazed bay window to the front.

#### First Floor

##### Landing

With wall mounted Dimplex Quantum storage heater.

### **Bedroom 1** 9' 9" x 14' 8" (2.96m x 4.47m)

With wall mounted electric panel heater and uPVC double glazed windows to the front and side.

### **En-suite**

With tiled flooring, white suite comprising close coupled W.C and hand basin with vanity unit, shaver socket and extractor fan.

### **Bedroom 2** 13' 1" x 12' 0" (4.00m x 3.65m)

With wall mounted electric panel heater, built in wardrobe and uPVC double glazed window to the front.

### **Bedroom 3** 11' 0" x 7' 3" (3.35m x 2.20m)

With wall mounted electric panel heater, airing cupboard housing hot water cylinder and uPVC double glazed window to the rear.

### **Bathroom** 10' 2" x 7' 1" (3.10m x 2.17m)

With tiled flooring, white suite comprising bath with shower attachment, W.C and hand basin with vanity units, wall mounted electric storage heater, inset ceiling spotlights, extractor fan and uPVC double glazed window to the rear.

### **Second floor**

### **Hobby Room/potential Bedroom 4** 15' 9" x 11' 11" (4.81m x 3.62m)

With wood laminate flooring, eaves storage and Velux windows to the front and rear.

### **Study** 7' 6" x 10' 9" (2.28m x 3.27m)

With wood laminate flooring, eaves storage, Velux window to the rear and feature circular window to the side.

### **Externally**

#### **To the front**

The enclosed front garden is laid to gravel with a range of shrubs and path to the front door. A path to the side provides access to the rear.

#### **To the rear**

This charming rear garden offers a perfect blend of practicality and character, featuring a generous paved patio area ideal for outdoor dining and entertaining, with space for a table and chairs. Steps lead down to a well-kept lawn bordered by mature shrubs, creating a lovely low maintenance yet attractive space.

A pathway runs through the garden, complete with wrought iron handrails, leading to a lower level where there is access to the garage and parking. The garden enjoys an open outlook with views of neighbouring thatched cottages and rooftops, adding to the picturesque setting. Enclosed by fencing for privacy, this space combines charm with functionality, providing a perfect spot to relax and enjoy the outdoors.

### **Garage/Workshop** 12' 6" x 16' 1" (3.81m x 4.91m)

With electric up and over door to the front, door to the rear, power and light.

### **Parking**

Off road parking for two vehicles.

### **Tenure**

The property is sold as Freehold.

### **Services**

Mains electricity, water and drainage are connected. Please note that the Agent has not tested any appliances.

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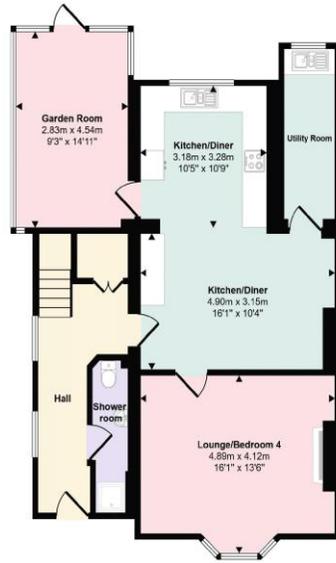


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Approx Gross Internal Area  
193 sq m / 2076 sq ft

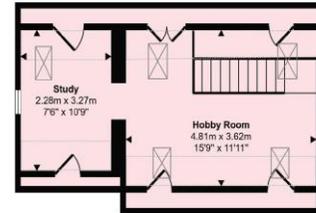


Ground Floor  
Approx 84 sq m / 899 sq ft

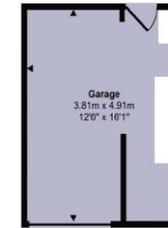
Denotes head height below 1.5m



First Floor  
Approx 57 sq m / 617 sq ft



Second Floor  
Approx 33 sq m / 359 sq ft



Garage  
Approx 19 sq m / 201 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Disclaimer

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