



Suffolk Road, Westbury BA13 3UL

welcome to

Suffolk Road, Westbury

Suffolk Road is a beautiful detached home with multiple reception rooms, a well-equipped kitchen, and a selection of well-proportioned bedrooms including a standout master suite. Outside, it boasts a beautifully maintained garden, a double garage and off-road parking for added convenience.

Ground Floor

Entrance Hall

A spacious entrance hall providing access to the lounge, study, dining room, kitchen & cloakroom. The space offers tiled flooring, stairs to the first floor and benefits from understair storage.

Cloakroom

A convenient and well-appointed ground floor cloakroom featuring a WC, a compact corner wash hand basin, a practical wall-mounted storage cupboard, and a heated towel radiator for added comfort.

Study

A bright and versatile study space, complete with a double glazed window overlooking the conservatory and a radiator for year-round comfort.

Dining Room

10' max x 8' 10" max (3.05m max x 2.69m max)

A bright and inviting dining room positioned at the front of the property, featuring a double glazed window that fills the space with natural light, along with a radiator.

Living Room

21' 4" max x 12' 1" max (6.50m max x 3.68m max)

A spacious and welcoming living room, featuring a double glazed window to the front, elegant doors opening into the conservatory at the rear, a charming feature fireplace with TV point, and two radiators for a warm and comfortable atmosphere.

Conservatory

A generously sized and light-filled conservatory to the rear, offering lovely views over the garden. Accessible from both the living room and kitchen, this inviting space provides plenty of room to relax or entertain, with elegant French doors opening out onto the garden.

Kitchen/ Breakfast Room

12' 4" max x 11' 5" max (3.76m max x 3.48m max)

A spacious and stylish kitchen/breakfast room, beautifully designed with a double glazed window and French doors opening onto the rear, filling the space with natural light. The room features a range of modern wall and base units, a sink with drainer, an integrated double oven, and a four-ring electric hob with extractor hood. There is plumbing for a dishwasher, along with space for a dining table and fridge/freezer, making it perfect for both everyday living and entertaining. Finished with tiled flooring and a sleek vertical radiator, this is a truly functional and inviting heart of the home.

Utility Room

A practical and well-presented separate utility room, offering convenient side access and fitted with a range of wall and base units, a sink and drainer, and plumbing for a washing machine. The space also houses the boiler and includes a radiator, making it both functional and comfortable for everyday use.



First Floor

Landing

A bright and spacious landing providing access to all first-floor rooms, with stairs leading to the second floor and a handy built-in storage cupboard, creating a practical and well-connected space.



Bedroom Two

12' 3" max x 12' 2" max (3.73m max x 3.71m max)

A generously sized second double bedroom situated on the first floor, featuring a double glazed window to the front that allows for plenty of natural light, a radiator for comfort, and the added benefit of access to en-suite facilities.

En-Suite Two

A well-appointed en-suite shower room, featuring a double glazed frosted window to the front for natural light and privacy, along with a WC, wash hand basin, sleek shower cubicle, and a radiator for added comfort.

Bedroom Three

13' max x 12' 5" max (3.96m max x 3.78m max)

A generously sized third double bedroom on the first floor, featuring a double glazed window that brings in plenty of natural light, a useful storage cupboard, and a radiator for added comfort.



Bedroom Four

10' max x 8' 8" max (3.05m max x 2.64m max)

A comfortable fourth bedroom on the first floor, featuring a double glazed window overlooking the rear, allowing for a peaceful outlook and plenty of natural light, along with a radiator for year-round comfort.

Bedroom Five

8' 9" max x 8' 4" max (2.67m max x 2.54m max)

A well-proportioned final bedroom on the first floor, offering a double glazed window to the rear for a peaceful outlook, along with a handy storage cupboard and a radiator to ensure comfort throughout the seasons.



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Second Floor

Landing

A cosy second floor landing providing access to the impressive master bedroom suite, creating a sense of privacy and separation from the rest of the home.

Master Bedroom

27' 1" max x 18' 9" max (8.26m max x 5.71m max)

A beautifully spacious master bedroom suite occupying the second floor, thoughtfully designed to flow around the staircase into a dedicated dressing area and en-suite facilities. The room is filled with natural light from a double glazed dormer window to the front and three Velux windows to the rear, creating a bright and airy atmosphere. Complete with three radiators, a fitted double wardrobe, and loft access, this impressive space offers both comfort and practicality in equal measure.

Master En-Suite

A spacious and well-appointed master en-suite shower room, featuring a double glazed frosted window to the front that provides both natural light and privacy. The room is fitted with a WC, a wash hand basin with stylish vanity storage, and a large built-in shower unit, creating a luxurious and practical space. Additional benefits include two handy built-in storage cupboards and a heated towel radiator for added comfort.

Outside

Gardens

Front:

An attractive frontage with lawns on either side of the entrance pathway, complemented by mature shrub borders and convenient side access, creating a welcoming first impression.

Rear:

A generous and well-maintained family garden, offering both side access and entry to the garage. The space features a lovely patio area ideal for outdoor dining, alongside a charming brick-built pond feature. Steps lead up to a beautifully kept lawn, surrounded by an array of mature trees, colourful plants and shrubs, as well as a delightful summer house—perfect for relaxing or entertaining.

Garage

A spacious double garage positioned to the side of the property, featuring an up-and-over door for easy access, along with the added convenience of direct entry from the garden.

Parking

Convenient off-road parking is available directly in front of the garage, providing space for up to two vehicles.

welcome to

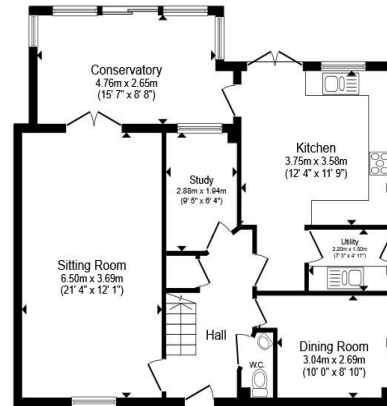
Suffolk Road, Westbury

- Double Fronted Detached Home
- 5 Bedrooms, 2 Bathrooms
- Driveway & Double Garage
- Utility Room With Side Access
- 2 Reception Rooms & Study

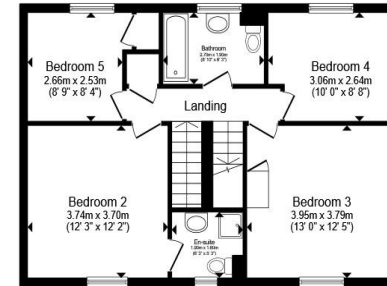
Tenure: Freehold EPC Rating: C

Council Tax Band: F

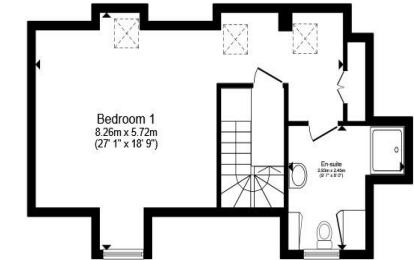
£425,000



Ground Floor



First Floor



Second Floor

Total floor area 191.5 m² (2,061 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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