



12 Indigo Gardens

Westbury BA13 3LU

An extended and updated, three DOUBLE bedroom family home with spacious accommodation, circa 1170sqft; located within a small cul-de-sac, adjacent to parkland, and situated close to town centre, shops, bus route and train station. Very well presented accommodation comprises entrance hall, utility/office, 24ft lounge/dining room, family room, refitted kitchen/breakfast room with integrated appliances, refitted cloakroom, refitted en suite bathroom and refitted family shower room. Benefits include luxury carpets (2024), UPVC double glazing, gas central heating system with modern combi boiler, enclosed south-east facing garden with private aspect, large workshop and driveway providing off road parking for several vehicles. Viewing is highly recommended.

Offers Over £300,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed door to the front. Vertical radiator. Oak wood flooring. Fuse box. Smoke alarm. Stairs to the first floor. Panelled doors off.

Family Room

13'0 x 10'1 (3.96m x 3.07m)

Radiator. Luxury fitted carpet (2024). Understairs storage cupboard - currently used as a play den. Opening to kitchen. Opening to the:

Lounge/Dining Room

24'0 x 9'4 (7.32m x 2.84m)

UPVC double glazed window to the side with fitted shutters. Two set of UPVC double glazed French doors to the rear with fitted shutters. Two radiators. Wall lights. High level television point. Luxury fitted carpet (2024). Opening to the:

Refitted Kitchen/Breakfast Room

15'6 x 10'9 (4.72m x 3.28m)

UPVC double glazed windows to the front and side with fitted shutters. Vertical radiator. Extensive range of high gloss grey wall, base, drawer and larder units with marble effect work surfaces. One and a half bowl sink drainer unit with pull down spray mixer tap. Built-in electric oven and four-ring hob with extractor hood over. Integrated microwave, dishwasher and fridge/freezer. Herringbone wood effect vinyl flooring. Inset LED spotlights. Smoke alarm. Double glazed door to the front. Space for table.



Utility/Office

9'5 x 6'8 (2.87m x 2.03m)

UPVC double glazed window to the front. Refitted high gloss wall and base mounted units with laminate work surface. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for additional appliance. Tiled effect vinyl flooring. Enclosed modern Ideal Atlantic combi boiler.

Refitted Cloakroom

Chrome towel radiator. Modern two piece white suite comprising wash hand basin with cupboard under, and w/c with enclosed cistern and dual push flush. Herringbone wood effect flooring. Inset LED spotlights. Extractor fan.

FIRST FLOOR

Landing

Smoke alarm. Access to loft space. Luxury fitted carpet (2024). Panelled doors off.

Bedroom One

15'6 x 11'0 max (4.72m x 3.35m max)
UPVC double glazed windows to the front and rear. Radiator. Luxury fitted carpet (2024). Inset LED spotlights. Access to loft space. Panelled door to the:

Refitted En Suite Bathroom

Obscured UPVC double glazed window to the side. Modern three piece white suite comprising panelled bath with monsoon shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under, and w/c with enclosed cistern and dual push flush. Herringbone wood effect flooring. Illuminated mirror. Extractor fan. Inset LED spotlights.

Bedroom Two

13'6 x 8'7 max (4.11m x 2.62m max)
UPVC double glazed window to the rear. Radiator. Luxury fitted carpet (2024).

Bedroom Three

13'0 x 6'9 max (3.96m x 2.06m max)

Two UPVC double glazed windows to the front. Radiator. Luxury fitted carpet (2024). Over stairs storage cupboard.

Refitted Family Shower Room

Chrome towel radiator. Modern three piece white suite comprising large shower cubicle with monsoon shower over, additional shower attachment and glass door enclosing, wash hand basin with cupboard under, and w/c with enclosed cistern and dual push flush. Herringbone wood effect flooring. Extractor fan. Inset LED spotlights.

EXTERNALLY

To The Front

Storm porch over front door. Block paved driveway providing off road parking for several vehicles. Gated side pedestrian access to the rear.

To The Rear & Side

Enclosed, low maintenance garden with private south-easterly aspect comprising paved patio area to the immediate rear with steps up to additional paved patio area. Paved storage area to the side of property leading to the workshop. Outside lights. All enclosed by fencing.

Workshop

14ft x 14ft max (4.27m x 4.27m max)

Timber framed with double doors to the front. Power and lighting.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating



Total area: approx. 123.5 sq. metres (1329.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

