



**Hawkeridge, Westbury BA13 4LA**

**welcome to**

## **Hawkeridge, Westbury**

Come and see your dream home in Hawkeridge, with this stunning four-bedroom detached house. Offering four double bedrooms, a study, a spacious rear garden which wraps around to both sides, double garage and ample front parking.

### **Ground Floor**

#### **Entrance Hall**

13' 4" max x 13' 5" max ( 4.06m max x 4.09m max )

Generously sized entrance hall with double height ceiling.

Front door with frosted windows either side. Staircase to the first floor. Two radiators. Beautiful exposed brick wall.

#### **Study**

11' 5" x 8' 11" ( 3.48m x 2.72m )

Spacious study to the ground floor.

Double glazed window to the front. Radiator.

#### **Shower Room**

Fully tiled shower room on the ground floor.

Built in double shower. WC. Wash hand basin. Wash hand basin vanity. Radiator. Hand rail.

#### **Living/ Dining Room**

24' 3" max x 17' 9" max ( 7.39m max x 5.41m max )

Light and spacious living/dining room to the rear.

Double glazed window and sliding doors to the side. Wood burner fireplace with exposed brick mantle. TV point. Three radiators. Ample dining space with bar area.

#### **Kitchen/ Breakfast Room**

12' max x 10' 1" max ( 3.66m max x 3.07m max )

Fitted kitchen/ breakfast room with access to separate utility room.

Double glazed window to the rear. Wall and base units. Sink and drainer. Integrated double oven. Electric hob with extractor. Integrated dishwasher. Radiator. Tiled floor. Dining space.

#### **Utility Room**

7' 9" max x 7' 9" max ( 2.36m max x 2.36m max )

Separate utility room with access to the rear.

Double glazed window and door to the rear. Wall and base units. Sink and drainer. Plumbing for washing machine. Space for fridge/freezer.





## First Floor

### Landing

Long first floor landing with access to all rooms. Loft access. Airing cupboard.

### Bedroom One

13' 1" max x 11' 1" max ( 3.99m max x 3.38m max )  
Large master bedroom to the front.  
Double glazed window to the side. Built in triple wardrobe. Radiator.

### Bedroom Two

12' 9" max x 10' 11" max ( 3.89m max x 3.33m max )  
Second double bedroom to the rear.  
Double glazed window to the rear. Built in double wardrobe. Radiator.

### Bathroom

Spacious and neutral family bathroom.  
Double glazed frosted window to the rear. WC.  
Bidet. Wall and base units. Vanity. Wash hand basin.  
Bath tub with shower over. Heated towel radiator.  
Fully Tiled.

### Bedroom Three

13' 11" max x 10' 11" max ( 4.24m max x 3.33m max )  
Third double bedroom to the  
Double glazed window to the rear. Built in wardrobe. Radiator.

### Bedroom Four

11' 7" x 9' ( 3.53m x 2.74m )  
Final double bedroom to the front.  
Double glazed window to the front. Built in storage cupboard/wardrobe. Radiator.

## Outside

### Gardens

Large wrap around garden to the rear and side with side access, patio dining areas, laid lawn, flower beds, trees, walls and fencing.

### Garage

Double garage with two up and over doors.

### Parking

Ample driveway parking to the front.



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welcome to

## Hawkeridge, Westbury

- Stunning Four Bedroom Detached House.
- Village Location.
- Four Double Bedrooms.
- Rear Wrap Garden.
- Double Garage & Ample Driveway Parking.

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

offers in excess of

**£475,000**



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

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