



**Bashkir Road, Westbury BA13 3GY**

**welcome to**

## **Bashkir Road, Westbury**

Welcome to Bashkir Road! This gorgeous and well presented detached home offers, four double bedrooms, one with an en-suite. This home benefits from flexibility, and ample space inside and out. A double garage, carport and driveway parking completes this property.

### **Ground Floor**

#### **Entrance Hall**

Step into a bright and welcoming entrance hall, featuring a front door and elegant wooden staircase with modern glass panelling. The space offers practical storage, sleek tiled flooring, and a warm radiator, creating the perfect blend of functionality and charm.

#### **Cloakroom**

Convenient ground floor cloakroom featuring a modern WC and a stylish wash basin with handy base storage. The space is finished with elegant partial wall tiling and a sleek tiled floor, creating a fresh and practical touch for everyday living.

#### **Living Room**

12' 2" max x 23' 11" max ( 3.71m max x 7.29m max )

Step through elegant double doors into a spacious and light-filled living room, where a stunning bay window frames the front view and French doors open onto the rear garden, perfect for indoor-outdoor living. Warm wooden flooring, two radiators, and a convenient TV point complete this stylish and welcoming space.

#### **Study**

6' 2" max x 8' 6" max ( 1.88m max x 2.59m max )

A peaceful rear-facing study, bathed in natural light from a double-glazed window. Warm wooden flooring and a radiator create a comfortable and stylish space, perfect for working from home or enjoying quiet moments.

#### **Kitchen/ Diner**

30' 7" max x 15' 4" max ( 9.32m max x 4.67m max )

An impressive sized kitchen and dining space designed for both style and functionality. Flooded with natural light from a charming bay window to the front and French doors opening to the rear garden, this room offers a seamless indoor-outdoor feel. Sleek high-gloss cabinetry and a statement breakfast island with ample storage create a contemporary centrepiece, complemented by integrated appliances including a double oven, four-ring electric hob, and fridge-freezer. Underfloor heating and elegant glossy tiled flooring add a touch of sophistication, while the spacious dining area makes this the perfect setting for entertaining or family gatherings.





## First Floor

### Landing

Good sized landing attaching to all first floor areas with a radiator, loft hatch, airing cupboard and gorgeous wooden flooring.

### Master Bedroom

16' 4" max x 12' 4" max ( 4.98m max x 3.76m max )

A beautifully proportioned master bedroom positioned at the front of the home, offering generous space and direct access to a private en-suite. Natural light pours in through the double-glazed window, highlighting the elegant fitted double wardrobes. Finished with a sleek radiator for comfort, this serene retreat combines style and practicality.

### Master En-Suite

A stylish and contemporary master en-suite designed for comfort and elegance. Featuring a frosted double-glazed window for natural light and privacy, a sleek shower enclosure, modern WC, and a chic wash basin with integrated storage. Finished with a warm radiator and refined tiling, this space offers a perfect blend of practicality and sophistication.

### Bedroom Two

12' 4" x 10' 10" ( 3.76m x 3.30m )

A bright and spacious second double bedroom positioned at the front of the home, featuring a large double-glazed window that fills the room with natural light. Complete with a radiator, this versatile space is perfect for guests, family, or a stylish home office.

### Bedroom Three

12' 2" x 9' 7" ( 3.71m x 2.92m )

A bright and comfortable third double bedroom overlooking the rear garden, featuring radiator, and a large double-glazed window that fills the space with natural light.

### Bedroom Four

12' 9" x 8' 8" ( 3.89m x 2.64m )

Final double bedroom positioned at the rear of the home, featuring a large double-glazed window and a radiator.

## Bathroom

A stylish family bathroom designed for comfort and practicality, featuring a frosted double-glazed window for natural light and privacy. The space includes a WC, wash basin, and a bathtub with overhead shower and glass screen, perfect for relaxing or refreshing. Finished with a contemporary towel radiator, elegant partial wall tiling, and a chic tiled floor for a polished look.

## Outside

### Gardens

Front - A charming and low-maintenance front courtyard offering a welcoming approach to the property. Featuring a circular paved patio surrounded by natural foliage, gravel and enclosed by brick walls for added privacy, this space is perfect for adding potted plants or creating a cozy seating area. The stylish front door and bay window add character and curb appeal, making this an attractive entrance to the home.

Rear - To the rear of the property, the rear external offers a low-maintenance, fully enclosed garden that is primarily laid to patio and artificial lawn, creating an ideal outdoor space for entertaining or relaxing. Additional features include a summer house and a separate studio (9'7" x 9'7") with power and lighting-perfect as a workshop, office, or creative space.

### Garage

Double garage set back from the parking area.

### Parking

Ample driveway parking to the front with an additional covered car port.



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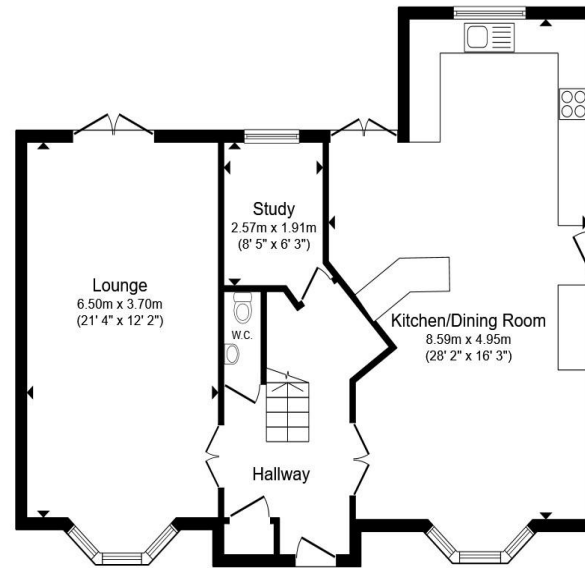
- Well Presented Detached House
- Four Double Bedrooms
- Cloakroom, En-suite & Bathroom
- Front & Rear Gardens
- Driveway, Carport & Double Garage

Tenure: Freehold EPC Rating: C

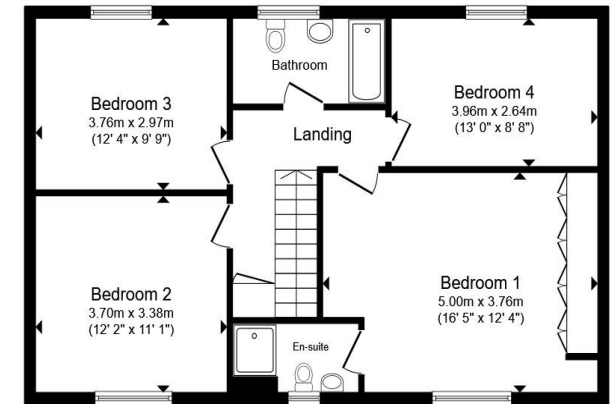
Council Tax Band: F

offers in excess of

**£475,000**



Ground Floor



First Floor

Total floor area 154.8 m<sup>2</sup> (1,666 sq.ft.) approx

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