



**Willoughby Close, Westbury BA13 3GA**

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## **Willoughby Close, Westbury**

This semi-detached home on Willoughby Close features a generous master bedroom, a second double bedroom, and a well-appointed family bathroom. Outside, there is parking for two vehicles and an attractive enclosed rear garden.

### **Ground Floor**

#### **Entrance Hall**

Welcoming entrance hall area with a front door, tiled flooring, stairs to the first floor and a radiator.

#### **Living Room**

A well-proportioned living room at the front of the home, featuring a large double-glazed window, TV point, useful understairs storage cupboard, an electric fireplace with an attractive mantelpiece, and two radiators for added comfort.

#### **Kitchen/ Diner**

A spacious family kitchen–diner featuring double-glazed patio doors and a rear window that bring in plenty of natural light. The room includes stylish wall and base units, a stainless-steel sink and drainer, an integrated oven with a four-ring gas hob and extractor, plus plumbing for both a dishwasher and washing machine. There's space for a fridge-freezer, along with the boiler, a radiator, and attractive tiled flooring throughout.



## First Floor

### Landing

Landing giving access to all first-floor rooms, with a double-glazed window to the side and access to the loft.



### Master Bedroom

A spacious master bedroom offering excellent storage, including a fitted double wardrobe, built-in cupboard and wall-mounted bedside tables. This room also benefits from a front-facing double-glazed dormer window and a radiator.

### Bedroom Two

A comfortable second double bedroom featuring a double-glazed window with views over the rear garden, along with a radiator.

### Bathroom

A bright and modern family bathroom featuring a frosted double-glazed window to the rear, a WC, wash-hand basin, and a bathtub with shower over. Finished with smart tiled flooring, partially tiled walls, and a radiator, this space offers both style and practicality.



## Outside

### Parking

Driveway parking for two vehicles at the front, with convenient side access leading through to the rear garden.

### Garden

A beautiful enclosed rear garden, beginning with a patio dining area that leads onto a central lawn. Beyond this, a curved stone feature patio creates a lovely focal point, with access through to a decked area topped by a charming pergola. The garden also includes two wooden storage sheds, along with mature trees and shrubs that add character and privacy.



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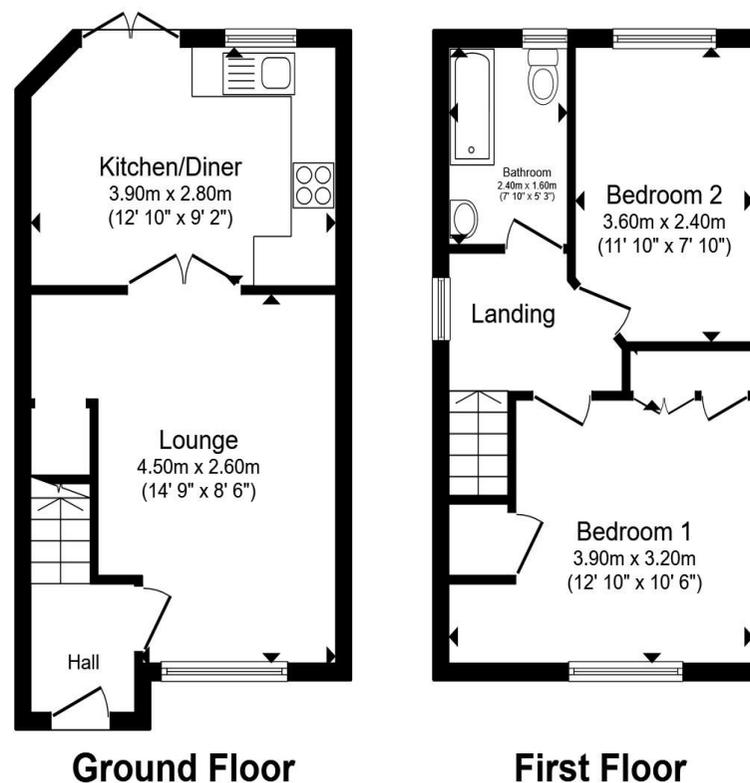
welcome to

## Willoughby Close, Westbury

- Two Bedroom Semi-Detached House
- Spacious Living Accommodation
- Ample Storage
- Driveway Parking For Two
- Well-Kept Large Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£230,000**



Total floor area 62.0 m<sup>2</sup> (667 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](http://www.propertybox.io)

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