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for sale

£470,000



White Horse Valley Westbury Road Bratton Westbury BA13 4TB

A beautifully designed three-bedroom link detached home offering spacious, contemporary living, a generous rear garden and energy-efficient features, situated within the picturesque village of Bratton, Wiltshire. " Approximately 1,335 sq ft of accommodation.

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Internal

Central heating comprising air source heat pump supplying underfloor heating on the ground floor with individual room thermostats and radiators to first floor. Options for individual room programming on the ground floor, control of complete heating system via smartphone or tablet and remote operation over internet (excludes hot water control).

LED lighting throughout including recessed down lights to kitchens & bathrooms.

Brushed stainless steel electrical face plates.

Internal doors – contemporary oak ladder style doors with chrome furniture.

Ground Floor

Kitchen/Dining Room

10' 11" max x 19' 8" max (3.33m max x 5.99m max)

Luxury fitted kitchens with a choice of quality finishes subject to specification and stage of construction.

Fully integrated Neff appliances.

Living Room

18' 10" max x 15' 2" max (5.74m max x 4.62m max)

First Floor

Bedroom 1

10' 11" max x 15' 1" max (3.33m max x 4.60m max)

Wardrobe – in main bedroom – sliding glass fronted doors with shelf and hanging rail.

En-Suite

Villeroy & Boch sanitary ware comprising back to wall WC, wall hung basin and low profile shower tray with Lakes shower enclosure. Hansgrohe chrome fittings with exposed thermostatic shower valve incorporating integrated overhead shower with separate hand rinse.

Bedroom 2

10' 11" max x 16' 8" max (3.33m max x 5.08m max)

Bedroom 3

8' 11" max x 9' 6" max (2.72m max x 2.90m max)

Bathroom

Villeroy & Boch sanitary ware comprising back to wall WC, wall hung basin and bath with Lakes bath screen over. Hansgrohe chrome fittings with exposed thermostatic bath/shower mixer with riser rail.



External

Tarmacadam development road with block paviours to access roads and private driveways.

Front gardens planted and/or turfed.

Rear gardens levelled as far as practicable and prepared for customer to finish.

External socket and tap.

External lights.

EV car charging point.

Total Floor Area:

Approximately 1,335 sq ft

Agent's Note

Please note that an anti-money laundering (AML) fee is chargeable to the buyer once an offer has been accepted, to cover the cost of the required identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



THE ELMHURST



Please note these measurements have been taken from the plan provided but there may be variations in the final build.
Computer generated images are for illustrative purposes only.

PLOTS 5 • 13 • 23

FIRST

Main Bedroom
3.32m x 4.59m
(10'11" x 15'1")

Bedroom 2
3.32m x 5.09m
(10'11" x 16'8")

Bedroom 3
2.73m x 2.9m
(8'11" x 9'6")

GROUND

Kitchen / Dining Room
3.32m x 6.00m
(10'11" x 19'8")

Living Room
5.73m x 4.63m
(18'10" x 15'2")

Total Net Sales Area
1335 sq.ft









To view this property please contact Connells on

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11 Fore Street
TROWBRIDGE BA14 8HA

Property Ref: TWB308247 - 0007

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

view this property online
connells.co.uk/Property/TWB308247

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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