



Court Orchard, Bratton Westbury BA13 4RY

welcome to

Court Orchard, Bratton Westbury

This home offers bright and spacious living throughout, with living room, separate dining room, well-equipped kitchen, and a practical utility area. Upstairs features three well-proportioned bedrooms and, modern shower room, while outside boasts front and rear gardens, a workshop, allocated parking.

Ground Floor

Entrance Porch

Welcoming entrance porch to the property, offering convenient space for storing coats and removing footwear.

Entrance Hall

Step from the porch into a welcoming hallway, with stairs rising gracefully to the first floor

Living Room

17' 6" max x 10' 6" max (5.33m max x 3.20m max)

A bright and generously proportioned living room, enhanced by dual-aspect double-glazed windows to the front and side, including an attractive bay window that floods the space with natural light. The room features a TV point, a stylish electric feature fireplace, two practical storage cupboards, and a radiator, with convenient access leading through to the kitchen.

Dining Room

10' x 10' 8" (3.05m x 3.25m)

A charming dining room featuring a front-facing double-glazed window, a convenient serving hatch through to the kitchen, along with a radiator, feature fireplace and telephone point, creating a comfortable and sociable space for mealtimes.

Kitchen

9' 9" max x 6' 5" max (2.97m max x 1.96m max)

A well-appointed family kitchen with a rear-facing double-glazed window, fitted with a range of wall and base units, a sink with drainer, and space for a fridge/freezer. The room also features an oven with four-ring hob, radiator, and practical tiled flooring, along with useful understairs storage. A serving hatch connects to the dining room, and there is convenient access through to the utility room.

Utility Room

7' 2" max x 5' 2" max (2.18m max x 1.57m max)

A useful separate utility space offering plumbing for a washing machine, space for a dryer, practical tiled flooring, and convenient access to the rear of the property.





First Floor

Landing

A bright landing connecting all first-floor rooms, featuring an airing cupboard for convenient storage and a rear-facing double-glazed window allowing for plenty of natural light.

Bedroom One

12' 10" max x 11' 8" max (3.91m max x 3.56m max)
A generously sized master bedroom positioned at the front, featuring a fireplace, dual-aspect windows to the front and side that fill the room with natural light. Complete with a useful over-stairs storage cupboard and a radiator for comfort.

Bedroom Two

10' 8" max x 8' 9" max (3.25m max x 2.67m max)
A second double bedroom featuring a front-facing three-pane double-glazed window, a handy storage cupboard, and a radiator, creating a comfortable and practical space.

Bedroom Three

7' 9" x 7' 9" (2.36m x 2.36m)
A comfortable final bedroom overlooking the rear, featuring a double-glazed window, built-in cupboard space, and a radiator, creating a cosy and practical retreat.

Shower Room

A stylish family shower room featuring a rear-facing double-glazed frosted window, a generous double-width shower, WC, wash hand basin, and a heated towel radiator for added comfort.



Outside

Gardens

Front: A neat front garden mainly laid to lawn, offering a pleasant approach to the property, with shared access pathway to the front and side.

Rear: A delightful rear garden featuring a side access gate, a patio area perfect for outdoor dining, and a well-kept lawn. The garden also benefits from a freestanding greenhouse and access to a useful brick-built workshop, creating a versatile and enjoyable outdoor space.

Parking

Convenient allocated parking set on a gravelled area, offering easy access and a practical addition to the property.



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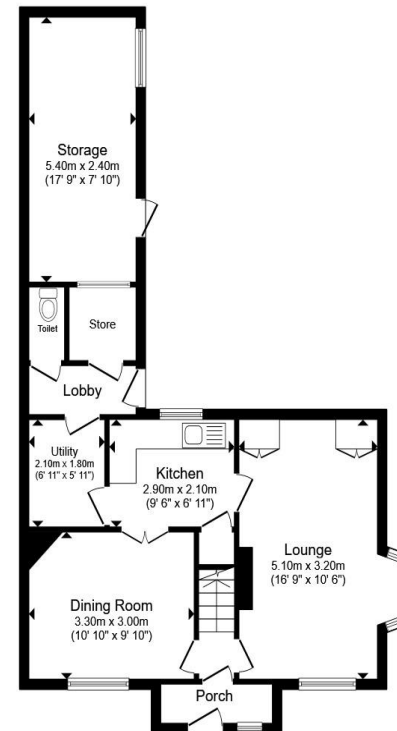
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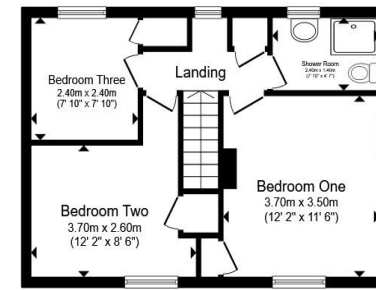
- Desirable Village Location
- Separate Utility Room
- Vendor Suited
- Dual Aspect Living Room
- Allocated Parking

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

offers in excess of
£275,000



Ground Floor



First Floor

Total floor area 105.1 m² (1,131 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

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Property Ref:
WST108129 - 0005

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