



**Wrights**  
01225 755553

Leighton Park North, Westbury, Wiltshire, BA13 3RL

£350,000

## Situation

The property is situated within a desirable location on the outskirts of Westbury. Westbury is a small medieval town located on the Western edge of Wiltshire, just 18 miles from the historic City of Bath in Somerset.

The town's most famous feature is the Westbury White Horse hill carving, located on the western extremity of Salisbury Plain. The town offers a range of shopping and leisure facilities including, library, sports and leisure centre, primary and secondary schools, churches, doctors, dentist surgeries, three supermarkets, post office and the oldest swimming pool in the country.

There is also a varied selection of coffee shops, restaurants, and public houses.



**Detached bungalow in a tranquil outskirts location of Westbury**

**Three bedrooms arranged over two levels**

**Potential for self-contained annexe (subject to planning permission)**

**Lounge with wood burning stove and sliding patio doors to the garden**

**Cottage-style kitchen with adjoining utility room**

**Modern, well-appointed shower room**

**Additional cloakroom to the lower ground floor**

**Driveway parking and attractive front garden**

**Beautifully landscaped, private rear garden with seating areas**

**Viewing highly recommended**



This charming detached bungalow is situated in a tranquil location on the outskirts of Westbury. The well proportioned accommodation on the ground floor comprises an entrance hall, a lounge with wood burning stove and sliding patio doors to the garden, a cottage-style kitchen, utility room, two double bedrooms and a modern, well-appointed shower room. From the utility, steps lead down to the lower ground floor which offers a third bedroom, cloakroom and a useful store room, providing flexible additional space, with potential to create a self-contained annexe (subject to the necessary planning permissions).

Externally, the property benefits from driveway parking and an attractive front garden, while to the rear is a beautifully landscaped, private garden featuring a variety of established planting, seating areas and a covered garden lodge, creating a peaceful and inviting outdoor retreat.

Viewing highly recommended!

### The property comprises

#### Ground Floor

##### Entrance Hall

With PVCu front door, cupboard housing Worcester gas combination boiler and built in storage cupboard.

##### Lounge

*15' 7" x 10' 10" (4.75m x 3.30m)*

With radiator, wood burning stove and PVCu sliding patio doors to the rear garden.

##### Kitchen

*8' 11" x 10' 11" (2.72m x 3.33m)*

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, integrated electric oven and

microwave, ceramic hob, integrated fridge/freezer, radiator and PVCu double glazed window to the side.

##### Utility room

With space for washing machine and dishwasher/tumble drier, stairs leading down to the lower ground floor, PVCu double glazed windows to the rear and PVCu door opening onto the rear garden.

##### Bedroom 1

*9' 11" x 11' 6" (3.02m x 3.50m)*

Currently utilised as an office, this spacious bedroom features a radiator and a PVCu double glazed window to the front.

##### Bedroom 2

*8' 11" x 10' 4" (2.72m x 3.14m) plus wardrobe*

With built in wardrobe, radiator and PVCu double glazed window to the front.

##### Shower Room

With tiled flooring, modern suite comprising a large walk in shower enclosure with rainfall shower, hand basin with vanity unit and close coupled W.C, tiled splash backs, heated towel rail and obscured PVCu double glazed window to the side.

#### Lower Ground Floor

##### Rear Hall

With radiator.

##### Bedroom 3 *9' 5" x 7' 10" (2.88m x 2.39m)*

With radiator and two PVCu double glazed windows overlooking the rear garden.

##### Cloakroom

With close coupled W.C, hand basin with vanity unit, heated towel rail and extractor fan.

### **Store Room 8' 2" x 8' 3" (2.48m x 2.51m)**

With power, light and door to the front of the property.

#### **Externally**

##### **To the front**

The front of the property features a driveway providing off road parking with steps leading to the front door, alongside a well maintained lawned garden with established planting and a Japanese Maple tree. Steps rise to the main entrance, while a bin store area is neatly positioned to the side. From this area, there is an additional door providing access into the store room

##### **To the rear**

The rear garden is a particularly attractive feature of the property, thoughtfully landscaped to create a peaceful and private outdoor space. Predominantly laid to decorative gravel for ease of maintenance, the garden is beautifully stocked with a wide variety of established shrubs, flowering plants and mature trees.

A paved terrace directly adjoining the property offers an ideal seating area for outdoor dining and entertaining, overlooking the garden. Steps lead down to the main garden where winding gravel pathways meander through well-tended borders, creating a charming, cottage-style feel.

A timber pergola, adorned with climbing plants, provides a shaded seating area, while a covered garden lodge with power offers a further sheltered space to relax and enjoy the surroundings. In addition, there is a useful garden shed and various tucked-away seating spots, allowing the garden to be enjoyed from multiple aspects.

Fully enclosed and enjoying a good degree of privacy, this delightful garden has clearly been lovingly maintained and offers a tranquil retreat.

#### **Tenure**

The property is sold as Freehold.

#### **Council tax**

The property is currently in band C.

#### **Energy Performance**

The current EPC rating is D (61) with a potential for B (82).

#### **Services**

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired Worcester central heating boiler to radiators. Please note that the Agent has not tested any appliances.

#### **Broadband**

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1000Mbps

#### **Mobile phone coverage**

Outdoor coverage is likely - source Ofcom.

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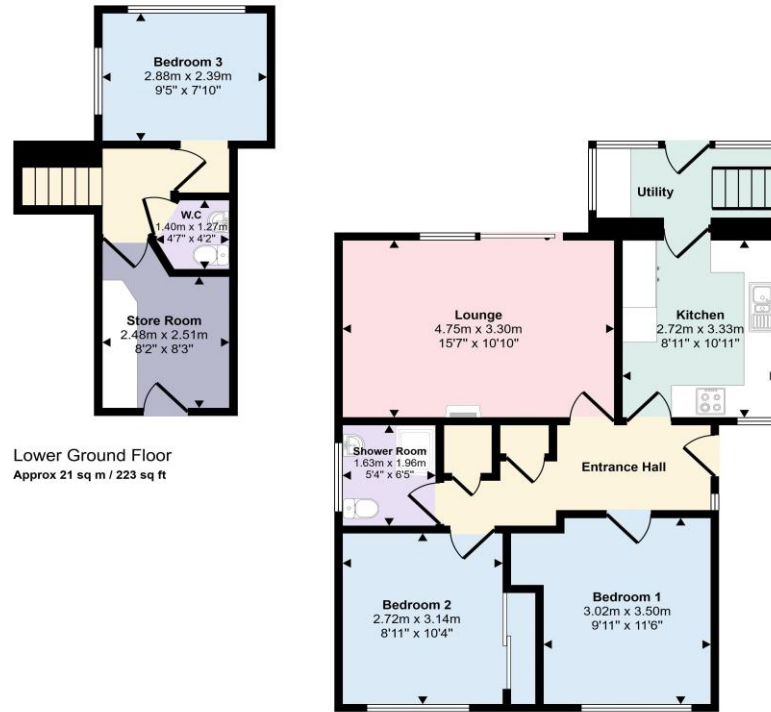


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Approx Gross Internal Area  
86 sq m / 929 sq ft



Lower Ground Floor  
Approx 21 sq m / 223 sq ft

Ground Floor  
Approx 66 sq m / 706 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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### Disclaimer

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