TOWN&COUNTRY
ESTATES

Oldfield Park, Westbury, Wiltshire BA13 3LG

£240,000

LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain, offering a range of shopping and leisure facilities including a library, sports centre, Schools, Churches, doctors, dentist surgeries, post office and the oldest swimming pool in the Country. The main railway line has fantastic links to Bath, Bristol and London. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

The home itself is conveniently located near Schools and local shops, while also within easy reach of Westbury town centre and train station.

DESCRIPTION

Occupying a pleasant position within a popular residential area of Westbury, this three bedroom-semi-detached home offers lots of space for the whole family. The accommodation comprises an entrance hall, cloakroom, lounge, kitchen, dining room, conservatory, inner hall and outbuilding/utility room. On the first floor there are three double bedrooms and the bathroom. Further benefits include uPVC double glazing, gas central heating, well kept gardens and a driveway to the rear, providing parking for up to three cars.

ENTRANCE HALL

You enter the property through a wood effect uPVC door into the entrance hall, there are stairs leading to the first floor landing, thermostat heating controls, wood effect flooring, spotlights, a glazed door to the lounge and door cloakroom toilet.

CLOAKROOM

The usual cloakroom toilet has an obscure uPVC window to the side, a low level W.C, basin, storage cupboard, part panelled walls and a radiator.

LOUNGE

12'5" x 11'5"

The lounge benefits from a stone fireplace with living flame gas fire, wall lights, wood effect flooring, T.V point, telephone point, archway leading to the dining room and glazed French doors leading to the conservatory.

CONSERVATORY

11'5" x 10'2"

The uPVC double glazed conservatory has French doors leading to the rear garden, fitted blinds, dwarf walls and a radiator.

DINING ROOM

13'9" x 11'1"

There are uPVC double glazed French doors to the rear garden, a uPVC window and door to the inner hall, wood effect flooring, radiator and opening to the kitchen.

KITCHEN

The kitchen has a uPVC double glazed window to the front, a range of matching base and wall units with rolled top work surfaces, 1 1/2 bowl inset sink with chrome mixer tap, tiled splashbacks, Range style cooker with electric oven and inset gas hob, extractor with light over, breakfast bar, plumbing for dishwasher, space for fridge freezer and an open storage cupboard with a uPVC double glazed window to the front and wall mounted Worcester gas combination boiler.

INNER HALL
There is an obscure uPVC double glazed door leading to the rear garden and a door leading to the large outbuilding/utility.

OUTBUILDING/UTILITY
21'11" x 5'10"
With doors and windows to the garden, a sink with double drainer, plumbing for washing machine, space for tumble dryer and fridge/freezer, work bench, power and light.

FIRST FLOOR LANDING
The first floor landing has a uPVC double glazed window to the front, radiator, access to the loft (with ladder) and doors to all bedrooms and the bathroom.

BEDROOM ONE
13'5" x 10'2"
Bedroom one has a uPVC double glazed window to the rear, a built-in double wardrobe, built-in single wardrobe and a radiator.

BEDROOM TWO
11'1" x 10'5"
There is a uPVC double glazed window to the rear, built in wardrobe and a radiator.

BEDROOM THREE
9'6" x 6'6"
Bedroom three is a small double or large single bedroom, with a uPVC double glazed window to the front, built-in cupboard and a radiator.

BATHROOM
The bathroom has a uPVC double glazed obscure window to the front, panelled bath with chrome mixer tap and mains shower, close couple W.C, pedestal wash hand basin, tiled splashbacks and an extractor fan.

EXTERIOR

FRONT
Overlooking a green and mature tree to the front, there is a fence to the the front and side, a gate opens to the front garden laid to ornamental gravel with a path to the front door with storm porch over. To the side of the house is space for bins and a gate to the rear garden.

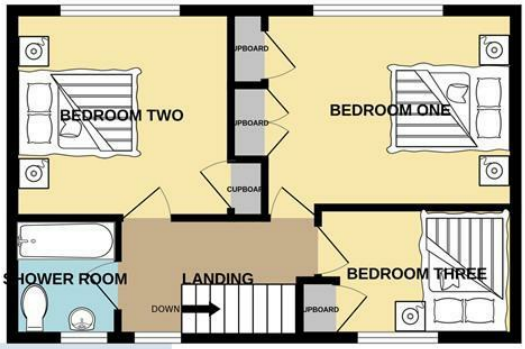
REAR GARDEN
The rear garden is enclosed by high wooden fencing and benefits from a paved patio, a decking area with large purpose built feature pond with wooden gazebo over, lawn, outside light, outside tap and a raised planted border with a selection well kept plants, shrubs and bushes. A gate leads to the rear drive.

PARKING
Another huge advantage to the home is the benefit of off road parking for up to three cars, located to the rear of the garden.

ADDITIONAL INFORMATION
Council Tax Band - B

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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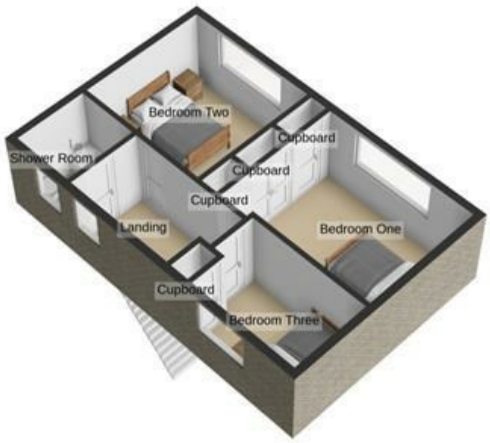
Ground floor
692 sq.ft. (64.3 sq.m.) approx.

1st floor
419 sq.ft. (38.9 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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