56 Mays Drive

Westbury BA13 3ZB

A beautifully presented three bedroom semi-detached family home constructed approximately four years ago; situated on the edge of Westbury close to shops, countryside walks and primary school. The modern interior, finished to a high specification, boasts dual aspect living room, kitchen/dining room with integrated appliances and French doors onto gardens, cloakroom, family bathroom and en-suite shower room. Additional features include UPVC double glazed windows and gas central heating system, enclosed landscaped gardens with patio and garden room, driveway for three vehicles and the added benefit of 6 year warranty remaining. Viewing is highly recommended.

Guide Price £290,000

ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed, composite door to the front. Radiator. Wood effect flooring. Stairs to the first floor. Fuse box. Panelled door to the cloakroom. Panelled door to the:

Living Room

16'3 x 11'9 (4.95m x 3.58m)
UPVC double glazed windows to the front and side. Radiator. Television point. Decorative panelling. Smoke alarm. Thermostat. Panelled door to the:

Kitchen/Dining Room

15'2 x 10'6 (4.62m x 3.2m)
UPVC double glazed window to the front. Radiator. Extensive range of modern high gloss wall, base and drawer units with metro tiled splash-backs and wood effect square edge work surfaces and splash-backs. Stainless steel single sink drainer unit with swan neck mixer tap. Built-in stainless steel electric oven and four-ring hob with glass splash-back and stainless steel extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Enclosed combi boiler. Extractor fan. Space for dining table. Panelled door to understairs storage cupboard. Wood effect flooring. UPVC double glazed French doors to the rear.

Cloakroom
Radiator. Two piece white suite comprising corner pedestal wash hand basin and w/c with dual push flush. Extractor fan. Wood effect flooring and decorative panelling.

FIRST FLOOR

Landing
Radiator. Access to loft space. Smoke alarm. Panelled doors off and into: linen cupboard.

Bedroom One
13'9 x 8'5 max (4.19m x 2.57m max)
UPVC double glazed window to the front. Radiator. Decorative panelling. Thermostat. Panelled door to the:

En Suite Shower Room
Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled effect flooring.

Bedroom Two
10'2 x 8'6 (3.1m x 2.59m)
UPVC double glazed window to the rear. Radiator. Decorative panelling.

Bedroom Three
8'9 x 6'3 (2.67m x 1.91m)
UPVC double glazed window to the front. Radiator. Wood effect flooring.

Family Bathroom
Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring.

EXTERNALLY

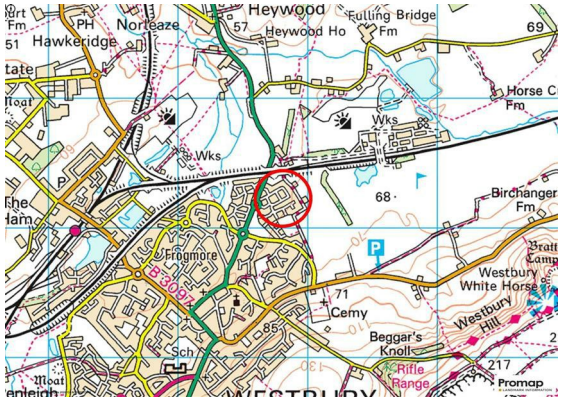
To The Front
Storm porch over front door with entrance light. Area laid to loose stone chippings. Driveway providing off road parking for three vehicles. Gated side pedestrian access.

To The Rear
Enclosed landscaped, garden with private aspect comprising paved patio area to the immediate rear, area laid to lawn and raised bed with a variety of plants and shrubs. 9'4 x 7'4 (2.84m x 2.24m) Garden room with window and door to the front. Garden shed. Outside tap and light. All enclosed by fencing and walling.

ESTATE CHARGE:
£180.00pa - paid bi-annually

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

Total area: approx. 82.0 sq. metres (882.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.