



41 Windsor Drive Westbury BA13 3UG

A beautifully presented and extended four bedroom detached family home in an enviable position, tucked away off a cul-de-sac over-looking green space. Situated in the popular Bitham Park development on the Trowbridge side of Westbury, close to primary school, supermarket and town centre amenities. Spacious accommodation comprises entrance hall, dining room, living room, conservatory, 32ft kitchen/breakfast room, cloakroom, four good sized bedrooms, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, enclosed rear garden and driveway providing off road parking for three vehicles. Viewing is highly recommended.

Guide Price £365,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Composite double glazed door to the front (fitted 2019). Radiator. Stairs to the first floor with cupboard under. Wood effect flooring, coving and inset ceiling spotlights. Doors off and into:

Dining Room

11'10 x 9'1 (3.61m x 2.77m)
UPVC double glazed bay window to the front. Radiator. Coving.

Living Room

14'6 x 11'5 (4.42m x 3.48m)
Radiator. Television point. Coving. Opening to the:

Conservatory

11'9 x 11'3 (3.58m x 3.43m)
UPVC double glazed and brick construction with tiled roof and French doors to the side. Contemporary wood burner. Wood effect flooring and inset ceiling spotlights.

Kitchen/Breakfast Room

32'0 x 8'6 (9.75m x 2.59m)
UPVC double glazed windows to the front and rear. Radiator. Extensive range of modern wall, base, drawer and larder units with under cupboard lighting and granite work surfaces. Inset one and a half bowl sink unit with mixer tap and bevelled drainer. Belling electric range cooker with induction hob, glass splash-back and extractor over. Fridge/freezer, washing machine and dishwasher included. Breakfast bar. Space for table. Television point. Tiled flooring, coving and inset ceiling spotlights. UPVC double glazed door to the side. Enclosed Viessmann boiler fitted in 2013. Consumer unit.



Refitted Cloakroom

Radiator. Two piece white suite comprising wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring and coving. Extractor fan.

FIRST FLOOR

Landing

Access to loft space. Doors off and into: airing cupboard with shelving and hot water tank - replaced in 2018.

Bedroom One

11'11 x 11'10 (3.63m x 3.61m)

Two UPVC double glazed windows to the front. Radiator. Large built-in double wardrobe. Television point. Door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with fully tiled surrounds comprising walk-in shower enclosure with rain-fall shower over, additional shower attachment and glass block wall enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Shaving point. Extractor fan. Tiled flooring and inset ceiling spotlights.

Bedroom Two

11'0 x 8'1 (3.35m x 2.46m)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Television point.

Bedroom Three

10'6 x 8'11 (3.2m x 2.72m)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Television point.

Bedroom Four

9'2 x 6'11 (2.79m x 2.11m)

UPVC double glazed window to the rear. Radiator. Television point.

Family Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with fully tiled surrounds comprising shower end panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, two wash hand basins and w/c with enclosed cistern and dual push flush. Built-in cupboards and drawers. Tiled flooring and inset ceiling spotlights. Shaving point. Extractor fan.

EXTERNALLY

To The Front

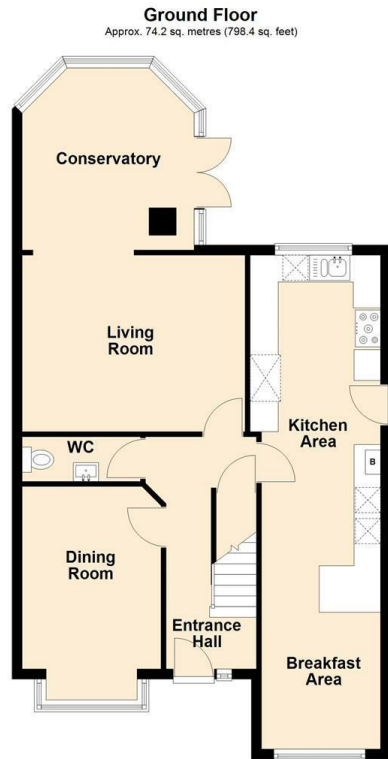
Storm porch over front door with entrance light. Tarmac and gravel driveway providing off road parking for three vehicles. Gated side pedestrian access to the rear.

To The Rear

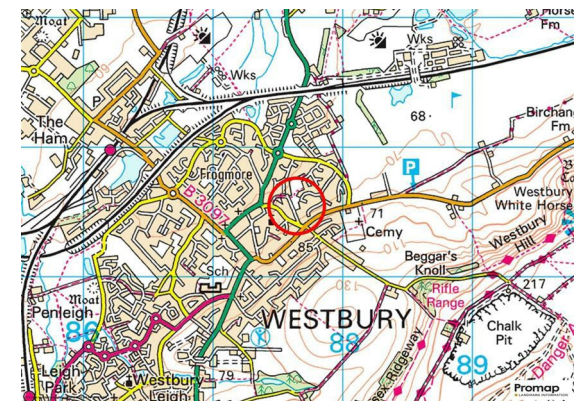
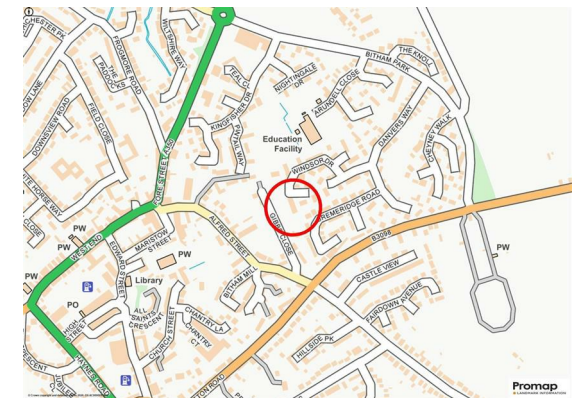
Enclosed, low maintenance garden comprising paved patio area to the immediate rear with gravel border and area laid to lawn. Garden shed. All enclosed by fencing.



Tenure **Freehold**
Council Tax Band **D**
EPC Rating



Total area: approx. 131.5 sq. metres (1415.4 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.