



71 Danvers Way

Westbury BA13 3UF

A well-presented two bedroom detached bungalow tucked away at the end of a small cul-de-sac in the popular Bitham Park development on the Trowbridge side of Westbury, close to primary school, bus route, train station, supermarket and town centre amenities.

Accommodation comprises entrance hall, lounge/dining room, modern fitted kitchen, conservatory, two bedrooms and bathroom. Benefits include UPVC double glazing, air source heat pump (2022), Freehold solar panels (2022), front and rear gardens, garage and driveway. Offered for sale with no onward chain.

Offers Over £275,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the side. Radiator. Access to loft space. Smoke alarm. Wood effect flooring. Doors off and into: two storage cupboards.

Lounge/Dining Room

17'5" x 9'10" (5.30 x 3.00)

Radiator. Feature fireplace with electric fire inset. Television point. UPVC double glazed sliding patio doors to the:

Conservatory

15' x 8'8" (4.58 x 2.64)

UPVC double glazed and brick construction with French doors to the rear. Fitted window and roof blinds. Tiled flooring. Radiator. UPVC double glazed door to the:

Kitchen

9'9" x 9'6" (2.97 x 2.89)

UPVC double glazed window to the rear. Radiator. Range of modern, high gloss white wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Ceramic single sink drainer unit with mixer tap. Built-in electric oven and four-ring hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Vinyl flooring. Door to the hall.



Bedroom One

13'6" x 9'10" (4.12 x 3.0)
UPVC double glazed bay window to the front. Radiator. Wood effect flooring.

Bedroom Two

9'5" x 8'11" (2.87 x 2.72)
UPVC double glazed windows to the front and side. Radiator.

Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with mixer shower and glass screen enclosing, pedestal wash hand basin and w/c. Tiled flooring. Shaving point.

EXTERNALLY

To The Front & Side

Entrance light. Area laid to block paving. Driveway providing off road parking. Gate to the front garden laid to loose stone chippings and paving, air source heat pump and a variety of plants and shrubs; enclosed by hedgerow and fencing. Gate to the rear garden.

To The Rear

Good sized enclosed garden with private aspect comprising paved patio area to the immediate rear and side,

area laid to lawn and well stocked and established borders with a variety of plants, trees and shrubs; and additional patio area. Garden shed. All enclosed by fencing and walling.

Garage

17'6" x 8' (5.33 x 2.45)
Up and over door to the front. Power and lighting. Personal door to the side.

SOLAR PANELS:

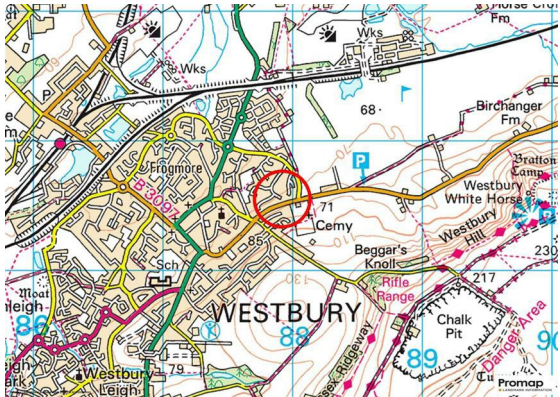
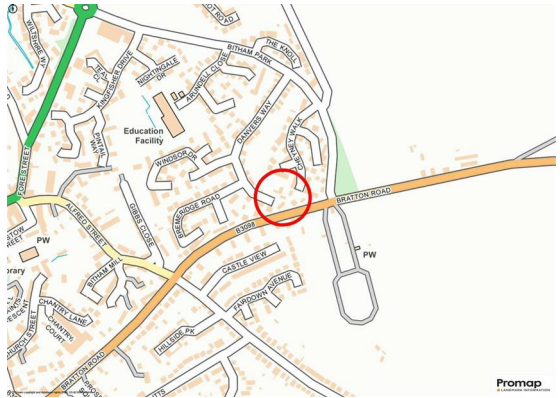
FREEHOLD - installed in 2022 and belong to the property. It is a 42.2 kw system and typically save between £150 and £350 per year on bills. The inverter and panels are both under warranty (12 and 5 years respectively).



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



Total area: approx. 83.6 sq. metres (900.1 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.