



**Shire Way, Westbury BA13 3GF**

**welcome to**

## **Shire Way, Westbury**

Situated within a quiet cul-de-sac on Shire Way, this well-presented 3 bedroom end-terrace home offers comfortable and well-balanced accommodation ideal for modern family living.

### **Ground Floor**

#### **Entrance Hall**

Entrance hall with a WC located beside the front door, radiator and stairs to the first floor.

#### **Cloakroom**

Ground floor cloakroom with toilet, wash hand basin and radiator.

#### **Lounge/Diner**

14' 5" x 13' 1" ( 4.39m x 3.99m )

A well-proportioned, freshly painted living room at the rear of the home, featuring a double-glazed window, TV point, useful understairs storage cupboard and a sliding door leading to the rear garden.

#### **Kitchen**

11' 10" x 8' 2" ( 3.61m x 2.49m )

A family kitchen featuring a front window that brings in plenty of natural light. The room includes stylish base units, a stainless-steel sink, an integrated oven with a four-ring gas hob and extractor, plus a freestanding washing machine. There's space for a fridge-freezer and has an attractive tiled flooring throughout.



## First Floor

### Landing

Landing providing access to all first floor rooms and airing cupboard.



### Master Bedroom

9' 10" x 9' 10" ( 3.00m x 3.00m )

A spacious master bedroom offering excellent storage, including a fitted double wardrobe, built-in cupboard and ensuite with shower, toilet and sink basin. This room also benefits from a front-facing double-glazed window and a radiator.

### Bedroom Two

9' 2" x 8' 2" ( 2.79m x 2.49m )

Second double bedroom featuring a double-glazed window with views over the rear garden, along with a radiator.

### Bedroom Three

9' 2" x 6' 7" ( 2.79m x 2.01m )

A comfortable single bedroom featuring a double-glazed window with views over the rear garden, along with a radiator.

### Bathroom

6' 3" x 5' 11" ( 1.91m x 1.80m )

A bright family bathroom featuring a double-glazed window to the rear, a WC, wash-hand basin, and a bathtub with hand held shower head on the taps. Finished with smart tiled walls this space offers both style and practicality.



### Outside

#### Parking

Single garage with 2 cars parking spaces available to fit in front

#### Garden

Rear garden with wooden storage shed, brick paving and space for plants and flowers.



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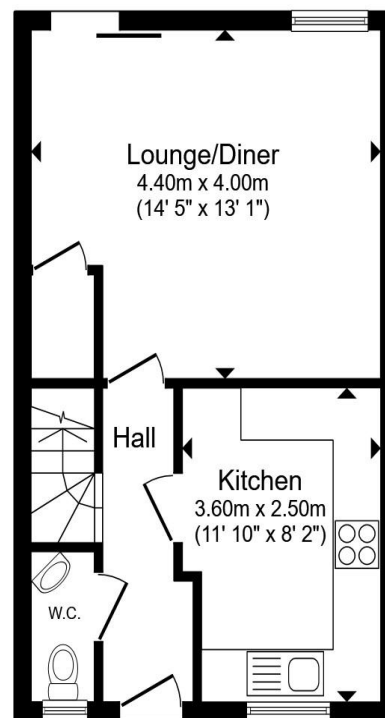
- No Onward Chain
- Cul-De-Sac Location
- Low Maintenance Rear Garden
- Garage & Parking For 2 Cars
- Close Proximity To Amenities & Local Schooling

Tenure: Freehold EPC Rating: C

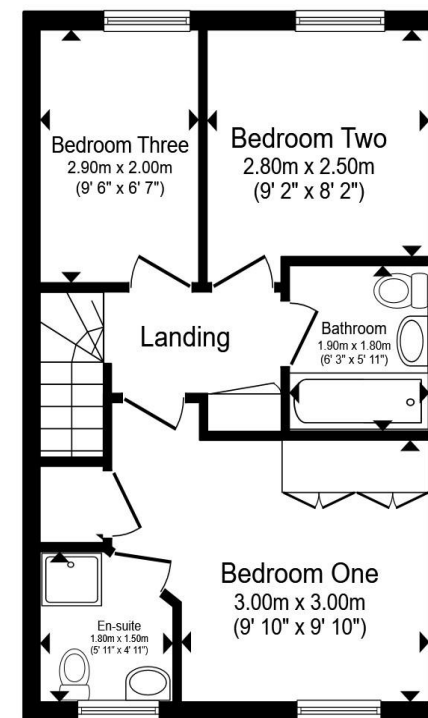
Council Tax Band: C

offers over

**£250,000**



Ground Floor



First Floor

Total floor area 71.6 m<sup>2</sup> (771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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