



## 7 Baynton Close Westbury BA13 3ZD

A beautifully presented three bedroom semi-detached family home constructed approximately four years ago; situated on a corner plot 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, two parking spaces and the added benefit of 6 year warranty remaining. Viewing is highly recommended.

**Offers Over £300,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Double glazed, composite door to the front. Radiator. Wood effect LVT flooring. Panelled door to the cloakroom. Panelled door to the:

### Living Room

16'2 x 15'0 max (4.93m x 4.57m max)  
UPVC double glazed windows to the front and side with fitted shutters. Two radiators. Television point. Wood effect LVT flooring. Smoke alarm. Thermostat. Stairs to the first floor. Panelled door to the:

### Kitchen/Dining Room

15'0 x 10'6 (4.57m x 3.2m)  
UPVC double glazed window to the front, with fitted shutters. Contemporary vertical radiator. Extensive range of modern shaker style wall, base and drawer units with 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. Carbon monoxide alarm. Space for dining table. Panelled door to understairs storage cupboard. Wood effect LVT flooring. UPVC double glazed French doors to the rear with fitted blinds.

### **Cloakroom**

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

### **FIRST FLOOR**

#### **Landing**

Decorative panelling, 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 with fitted shutters. 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 bi-fold doors enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Wood effect LVT flooring.

#### **Bedroom Two**

10'2 x 8'5 (3.1m x 2.57m)  
UPVC double glazed window to the rear with fitted shutters. Radiator. Decorative panelling.

#### **Bedroom Three**

8'8 x 6'4 (2.64m x 1.93m)  
UPVC double glazed window to the front with fitted shutters. Radiator.

#### **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. Wood effect LVT flooring.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance light. Borders with a variety of shrubs. Driveway providing off road parking. Gated side pedestrian access.

#### **To The Side & Rear**

Enclosed landscaped, corner plot garden with private, south-west facing aspect comprising paved patio area to the immediate rear and side, areas laid to lawn and borders with a variety of plants and shrubs. Gravel pathway to small shed. Outside tap and light. All enclosed by fencing and walling.

#### **ESTATE CHARGE:**

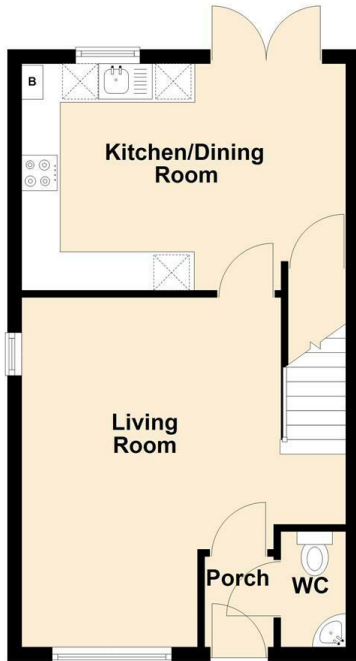
£180.00pa - paid bi-annually



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

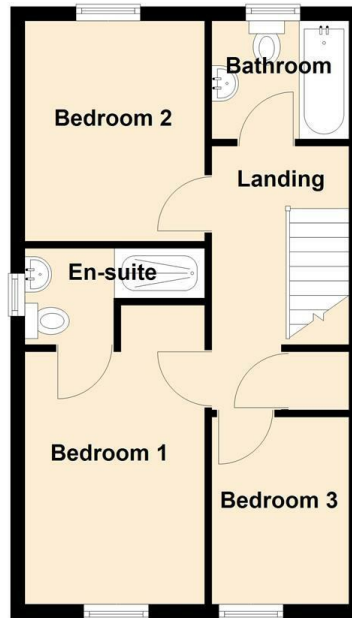
### Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)

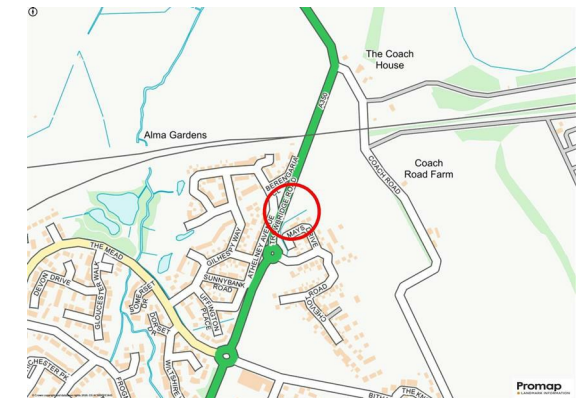


### First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 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.