



**Ludlow Close, Westbury BA13 3TQ**

**welcome to**

## **Ludlow Close, Westbury**

An extended three-bedroom home on a corner plot, offering an open-plan hall, modern kitchen/breakfast room, dining room, and living room with bi-folds to the garden. Upstairs are three bedrooms and a family bathroom, with a wrap-around garden giving access to allocated parking.

### **Ground Floor**

#### **Entrance Hall**

Open plan style hallway with front entrance door attaching to the kitchen and dining/family room.



#### **Kitchen/ Breakfast Room**

Stylish and modern kitchen/ breakfast with double glazed French doors to the patio, double glazed window to the rear, wall and base units, sink and drainer, vertical radiator, plumbing for washing machine and integrated appliances include: fridge/freezer, double electric oven, induction hob and dishwasher.

#### **Dining Room**

Spacious dining/family room with small and private double glazed window to the front, engineered hard wood flooring, radiator and stairs to the first floor with ample understair storage and boiler.



#### **Living Room**

Light and airy living room with double glazed bi-fold doors to the rear, double glazed window to the side, TV point with entertainment unit, engineered hard wood flooring and electric fireplace.



## First Floor

### Landing

Galleried landing attaching to all first floor areas, offering loft access, double glazed window to the rear and radiator.

### Master Bedroom

Generously sized master bedroom with double glazed window to the rear, built in mirror fronted wardrobes with sliding doors and radiator.

### Bedroom Two

Second double bedroom with sliding door, double glazed window to the front, airing cupboard and radiator.

### Bedroom Three

Final double bedroom with sliding door, double glazed window to the rear and radiator.

### Bathroom

Family bathroom to the rear with double glazed frosted window, luxury 'click vinyl' flooring, WC, wash hand basin, P shaped bath tub with two showers over and heated towel radiator.



## Outside

### Gardens

A lovely enclosed garden that wraps from the rear to the side of the property, featuring a welcoming patio area perfect for outdoor dining, a well-kept lawn, attractive planting beds, and wood-chipped sections for added interest. A large shed offers great storage or hobby space, and there is convenient access through to the parking area.

### Parking

Two allocated parking spaces to the rear.



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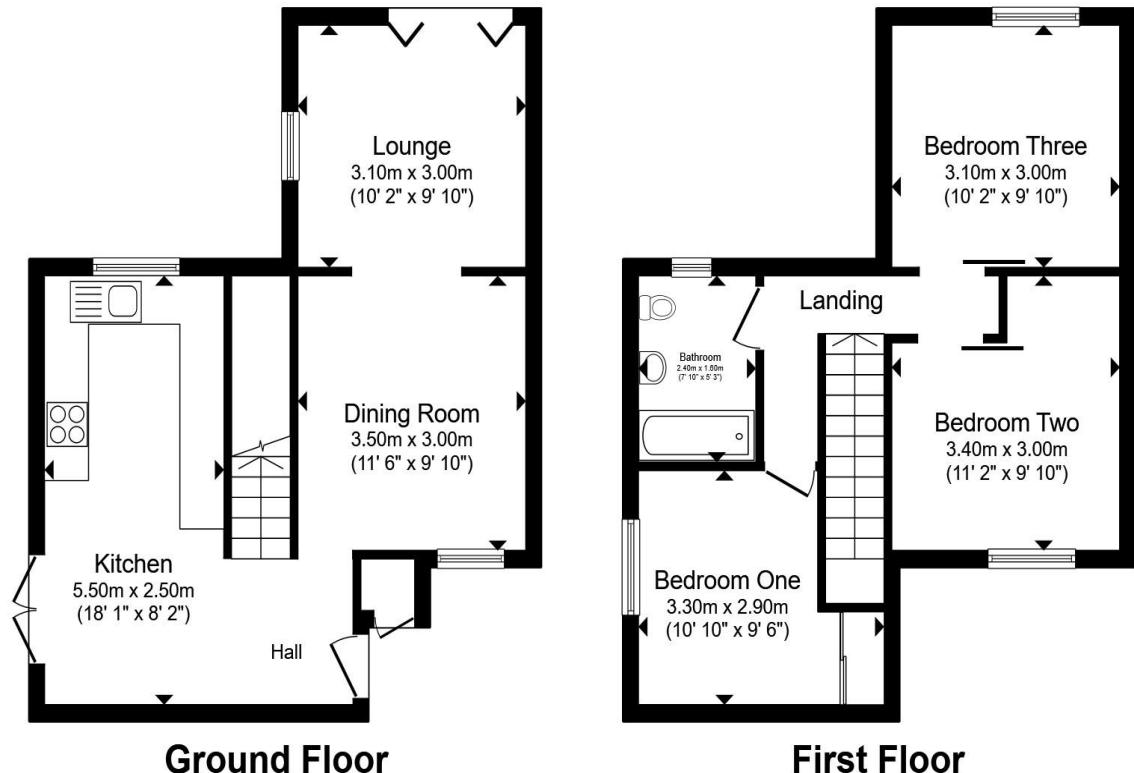
- Stylish Three Bedroom House
- Three Double Bedrooms
- Extended & Modified Property
- Side & Rear Garden
- Three Parking Spaces

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£275,000**



Total floor area 78.7 m<sup>2</sup> (847 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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