



Hawkeridge, Westbury BA13 4LA

welcome to

Hawkeridge, Westbury

A stylish family home offering three double bedrooms and two bathrooms occupying a peaceful position within the sought after village of Hawkeridge, boasting convenient access links to both Westbury & Trowbridge.

Entrance Hall

A tiled entrance hall offering space for coats and shoes with access to the sitting room, double glazed window to front aspect and a double glazed window into the sitting room.

Sitting Room

20' 2" x 10' 5" (6.15m x 3.17m)

Fireplace, engineered oak flooring, radiator, double glazed window to front aspect, access to kitchen, drawing room and stairs rising to first floor landing with a spacious cupboard on the other side of the room.

Drawing Room

13' 9" x 12' 5" (4.19m x 3.78m)

Two double glazed windows to front aspect, double glazed patio doors to rear aspect, dado rails, radiator, engineered oak flooring, opening to sitting room.

Dining Room

11' 4" x 13' 6" (3.45m x 4.11m)

Natural slate flooring, picture rails, double glazed window to rear aspect, door leading out to rear garden, electric wall mounted feature fire.

Kitchen

9' 8" x 13' 3" (2.95m x 4.04m)

Base level and eye level cabinetry, pot and pan drawers with corner carousel units, sink with drainer and mixer taps, integrated dishwasher, integrated NEFF oven with tuckaway door, integrated washing machine & integrated fridge freezer, induction hob, cooker hood, two double glazed windows to rear aspect, breakfast bar, access to dining room.





Landing

The landing offers access to bedrooms one, two and three and also provides access to the family bathroom and a convenient storage cupboard.

Bedroom 1

14' x 13' 3" (4.27m x 4.04m)

Double glazed windows to front and rear aspect, dado rails, access to ensuite, radiator.

En-suite

The ensuite is a light and spacious, dual aspect room offering wash hand basin, WC, shower cubicle, double glazed window to front and rear aspect, spot lights, space for vanity table.



Bedroom 2

10' 2" x 14' 10" (3.10m x 4.52m)

Two double glazed windows to rear aspect with far reaching field views, radiator.

Bedroom 3

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to front aspect, built in wardrobe space, radiator.

Family Bathroom

A family bathroom offering a wash hand basin, WC and a bath with mixer taps. Double glazed window to side aspect with privacy glass, partly tiled walls and a radiator.

Garage

A spacious garage featuring power, lighting & water, accessed either at the front of the house or through the garden.

Outside

The outdoor space consists of parking to the front, and a lateral garden to the rear. The rear garden comprises low maintenance artificial lawn, patio space and raised flower beds.



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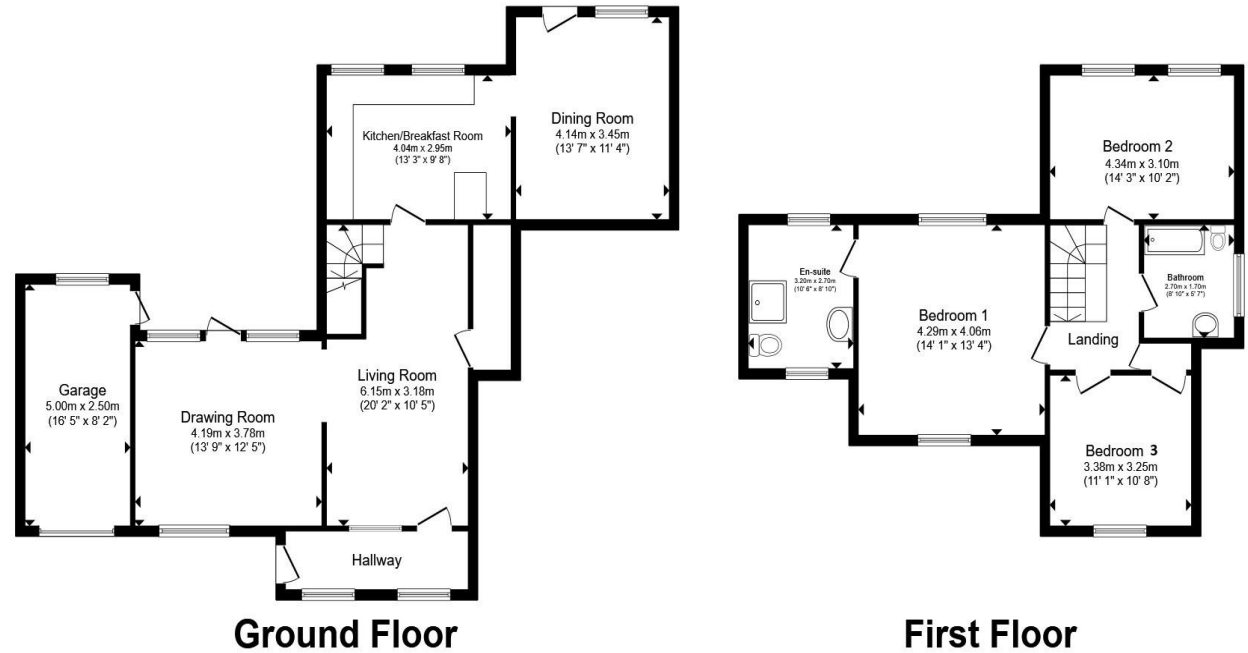
Hawkeridge, Westbury

- Sought After Village Location
- Driveway Parking & Garage
- Dual Aspect Sitting Room With Garden Access
- Well Stocked Kitchen With Integrated Appliances & Breakfast Bar
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£435,000



Total floor area 143.3 m² (1,542 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

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Property Ref:
WST108109 - 0004

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 allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



allenandharris.co.uk