



**The Avenue, WESTBURY BA13 3HF**

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## **The Avenue, WESTBURY**

This beautifully presented home offers bright, spacious living with an open-plan lounge/diner, conservatory, and a well-appointed family kitchen. Upstairs features three inviting bedrooms and a modern fully tiled bathroom. Outside boasts a block-paved driveway for multiple vehicles.

### **Ground Floor**

#### **Entrance Hall**

Step into a bright and inviting entrance hall, featuring a front door with a side double-glazed window that fills the space with natural light. The hallway offers practical understairs storage, a radiator for warmth, and a staircase leading to the first floor.

#### **Living/ Dining Room**

A bright and spacious open-plan living and dining room, featuring a large double-glazed window at the front and elegant French doors opening into the rear conservatory. The room offers a welcoming space to relax or entertain, complete with a TV point and a radiator for year-round comfort.

#### **Kitchen**

A welcoming and well-appointed family kitchen, featuring two side double-glazed windows that fill the room with natural light. Beautiful wooden wall and base units offer plenty of storage, complemented by a sink with drainer and a cooker with four-ring hob and extractor. There is plumbing for a dishwasher, space for a fridge-freezer, a radiator for comfort, and stylish slate-tiled flooring that completes the look.

#### **Conservatory**

A light-filled and spacious conservatory at the rear of the home. This versatile space also benefits from convenient access to the garden and a handy cloakroom WC area.





## First Floor

### Landing

A bright and airy landing that connects all first-floor rooms, featuring a front-facing double-glazed window that brings in plenty of natural light. The space also includes loft access and a radiator for added comfort.

### Master Bedroom

A generously sized master bedroom positioned at the front of the home, filled with natural light from its double-glazed window and kept comfortable year-round with a fitted radiator.

### Bathroom

Fully tiled bathroom featuring a frosted double-glazed window to the side for natural light and privacy. The space includes a wall-mounted mirrored cabinet, WC, wash hand basin, and a relaxing bathtub with a luxurious rainfall shower overhead, complemented by a stylish heated towel radiator.

### Bedroom Two

A bright and comfortable second double bedroom located at the rear of the home, enjoying peaceful views over the garden through its double-glazed window. The room also benefits from an airing cupboard which houses a boiler and provides additional storage.

### Bedroom Three

A charming final bedroom positioned at the rear of the home, offering lovely garden views through its double-glazed window and warmed by a fitted radiator—an ideal space for a bedroom, nursery, or home office.



## Outside

### Parking

An attractive block-paved driveway at the front of the property, offering ample, convenient off-road parking for four to five vehicles.

### Garden

A beautifully enclosed rear garden thoughtfully divided into three charming areas: a patio perfect for outdoor dining, a low-maintenance gravel section, and a lush lawn for relaxing or play. The garden also features side access, a large wooden storage shed, raised planting borders, and plenty of space for gardening, planting, and potting.



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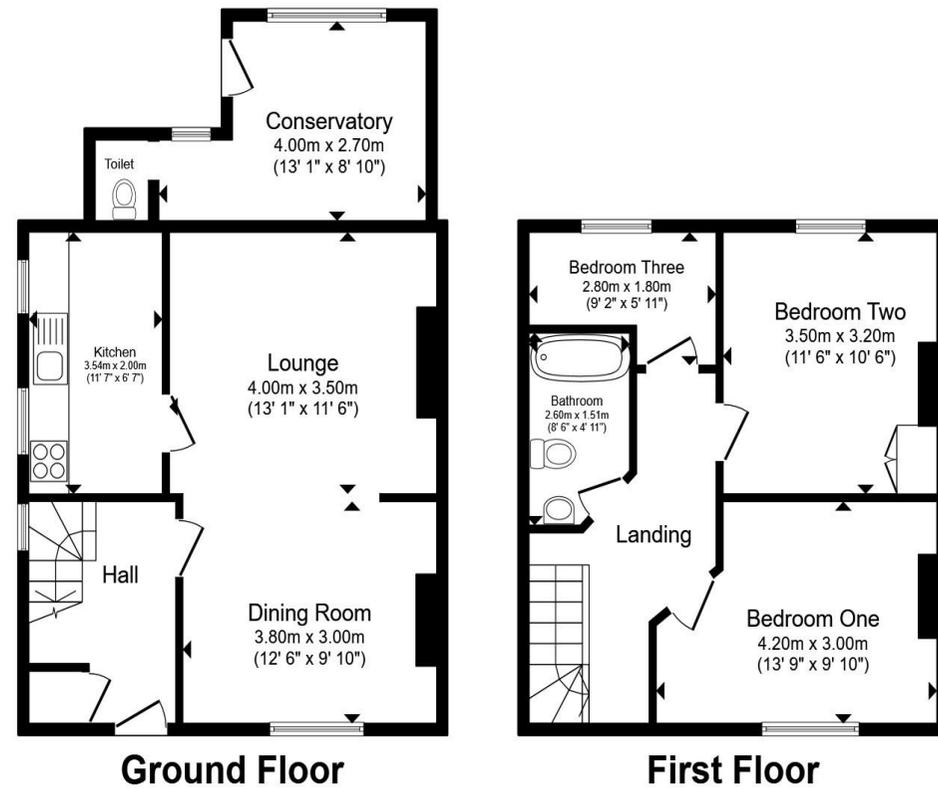
## The Avenue, WESTBURY

- Three Bedroom Semi-detached House
- Conservatory
- Family Bathroom & Ground Floor WC
- Ample Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£290,000**



Total floor area 91.8 m<sup>2</sup> (989 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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 allen & harris



**01373 822457**



[Westbury@allenandharris.co.uk](mailto:Westbury@allenandharris.co.uk)



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



[allenandharris.co.uk](http://allenandharris.co.uk)