

# Hawkeridge Park

Westbury, BA13 4HH

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## £325,000 Freehold

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### DESCRIPTION

This three bedroom semi detached house is well presented and has been updated throughout. It is perfect for family living and is located in a very sought after development. Recently the garage has been converted and split into two rooms. In addition there is an extension to the side with a utility room and a cloakroom. There is a large gravelled driveway with ample parking and has an enclosed back garden backing onto open fields. You enter the property into an entrance porch then a door leads into the sitting room with a staircase rising to the first floor, this is a good sized room with recently fitted half glazed double doors into the dining room, this has French doors which open into the rear garden. There is an opening into the kitchen. The kitchen has been updated and is fully fitted. It offers a range of wall and base units with work surfaces over. There is a double Cuisine Master cooker with induction hob, stainless steel splash back and extractor over. This leads into the side extension with a range of wall cupboards with a larger cupboard and space for the recycle bins and a worksurface with space for a washing machine and tumble dryer under. There is a door into the converted garage which offers two sperate areas, one is perfect to be used as an office. There is a door to the front. Also a door to a fitted cloakroom and a double glazed door to the rear garden. Leading upstairs there is a fitted modern family bathroom, two double bedrooms both with wardrobe recesses and a single bedroom.

### OUTSIDE

The front of the property is approached over a gravelled driveway with ample parking for two to three cars. There is a personal to the garage conversion and a door into the entrance porch giving access to the property. The rear garden is a really good size mainly laid to lawn with a large patio providing an easy maintenance garden . It is enclosed by fencing and has views across open countryside. The property also benefits from being within easy walking distance to the town centre.

### LOCATION

The town of Westbury offers a wide range of shopping and leisure facilities with library, sports centre, swimming pool, school, churches, doctors and dentist surgeries and post office. Westbury also benefits from a train station with main line to London Paddington and the local commuter service to Bath, Dilton Marsh request stop station with good links to Bath, Bristol or Southampton or Salisbury. Local attractions include Westbury White Horse, Longleat House and Safari Park, Shearwater Lake, Stour head and Salisbury Plain.

### COUNCIL TAX

Band ' C

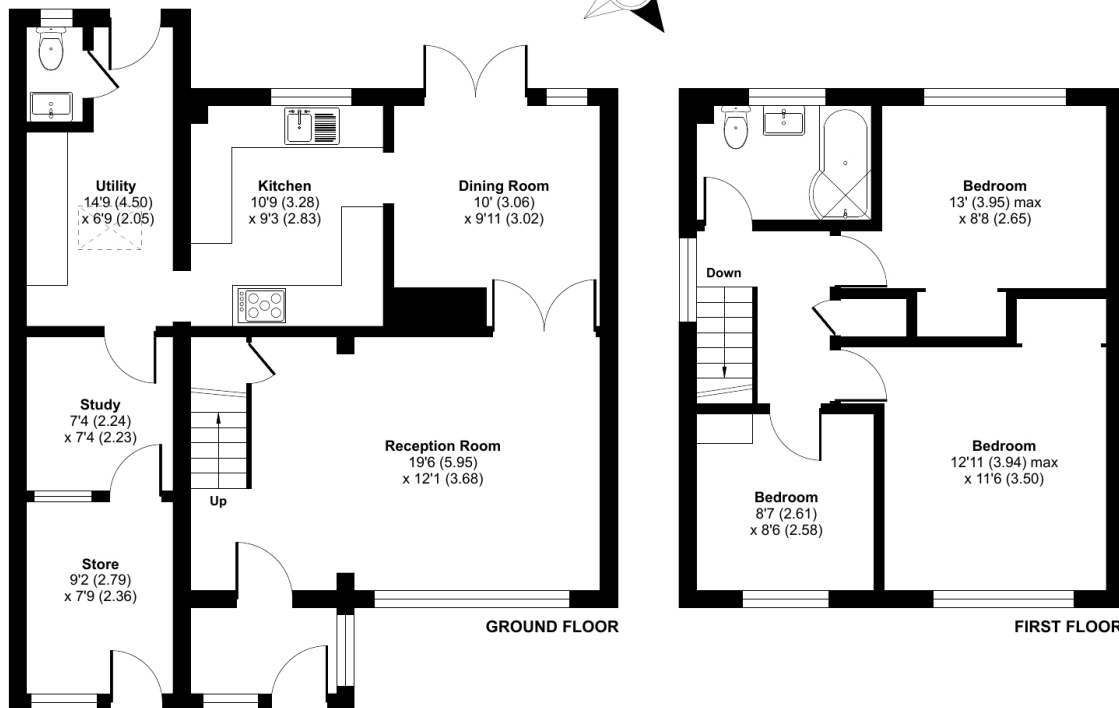




## Hawkeridge Park, Westbury, BA13

Approximate Area = 1180 sq ft / 109.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1210265

### WARMINSTER OFFICE

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