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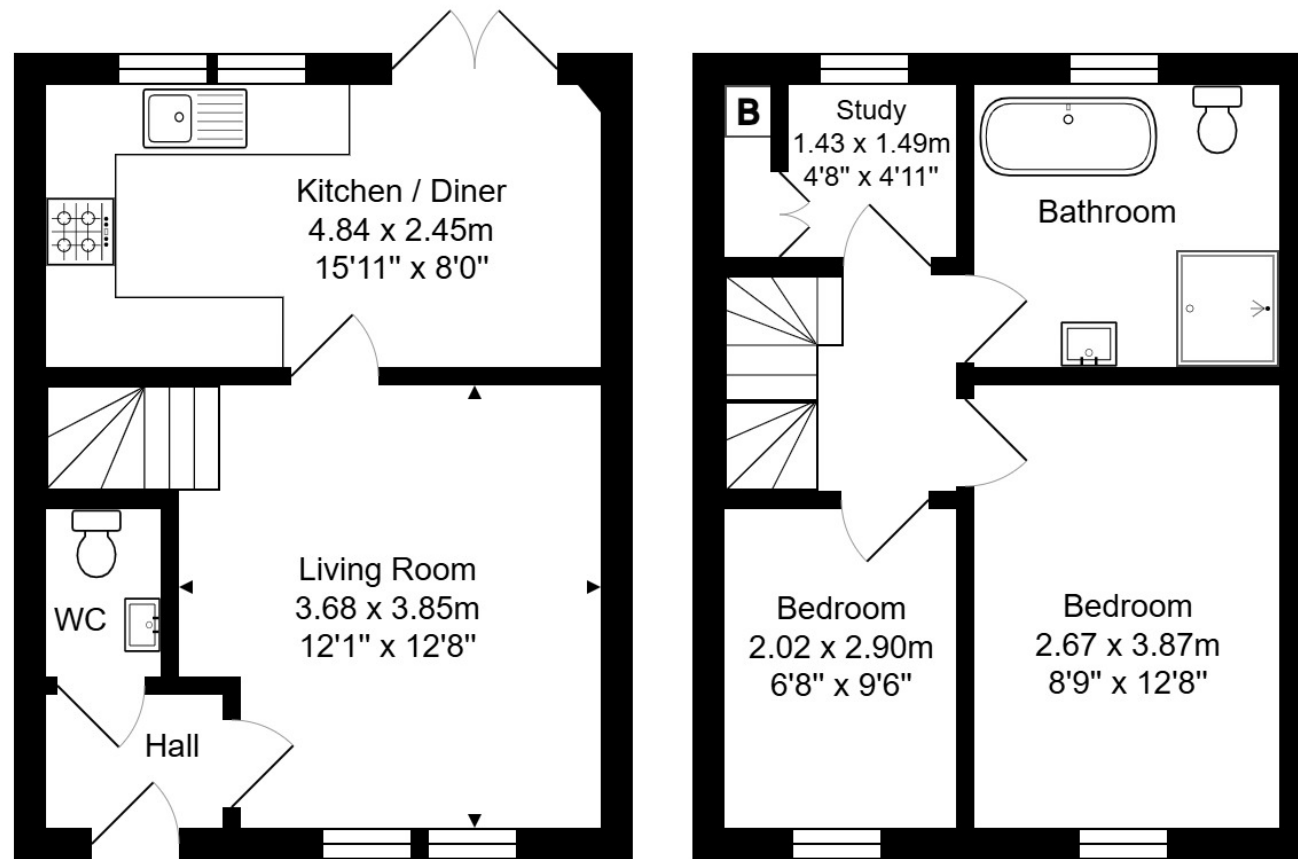
Residential Sales



33b Lower Westwood, Bradford on Avon



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Ground Floor
Area: 31.4 m² ... 338 ft²

First Floor
Area: 31.4 m² ... 338 ft²

Total Area: 62.7 m² ... 675 ft²



Honeysuckle Cottage 33b Lower Westwood Bradford on Avon BA15 2AR

A modern semi-detached 2 bedroom cottage style property situated in the desirable village of Lower Westwood enjoying far reaching views. The property benefits from a useful study room, courtyard garden and allocated parking.

Tenure: Freehold

£335,000



Situation

Honeysuckle Cottage is situated in the Wiltshire village of Lower Westwood. The village benefits from a Post Office/convenience store, Westwood with Iford Primary School, The New Inn pub and St Mary the Virgin parish church. The surrounding countryside provides stunning walks which include strolls along the River Avon and Kennet and Avon canals.

The village is also well positioned for access to surrounding towns, which include), Bradford on Avon (approx. 2 miles) and Trowbridge (approx. 3 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. miles 8) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 16 miles and access to the M3 via the A303 is also easily reached.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,004.90

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Description

This modern, light filled home enjoys a sunny aspect living room with gas, coal effect fire and a well appointed cottage style kitchen with space for a dining table. French doors lead to the large attractive courtyard garden with steps giving access to the private, allocated parking space.

On the first floor both bedrooms enjoy far reaching, countryside views and a third room is fitted as a very useful home study/office. A large and well appointed bathroom with roll top bath and seperate shower cubicle completes this floor.

Accommodation

Ground Floor

Hallway

With tiled floor, coat rack, fuse box, alarm control panel, radiator, pendent light and wooden latch door into

Cloakroom

With tiled floor, white pedestal WC and matching wash hand basin, mirrored bathroom cabinet, radiator, pendent light

Living Room

With radiator, bath stone fireplace with coal, effect gas fire, 2 sash wooden double glazed windows to the front, stairs rising to first floor, wooden latch door into:-

Kitchen/Dining room

With tiled floor, radiator, sockets, pendent and downlighting, wooden double glazed window to rear overlooking courtyard, French doors leading to garden, a range of shaker style cream wall and floor units with wood effect worktop, stainless steel sink with chrome mixer tap, Bosch single oven with Whirlpool gas hob and extractor fan over, integrated fridge and freezer, wine rack.

First Floor

Landing

Bedroom 1

With double glazed wooden sash window to the front overlooking countryside, pendent light, radiator and sockets.

Bedroom 2

With double glazed wooden sash window to the front overlooking countryside, pendent light, radiator and sockets.

Study

With double glazed wooden window to the rear, pendent light, radiator, fitted desk and shelving, cupboard housing Baxi gas boiler servicing water and heating, shelving and Drayton heating controls

Bathroom

With laminate wood floor and part tiled walls, chrome and white radiator /towel rail, radiator, white roll top bath with chrome mixer tap, pedestal WC, shower cubicle with Mira thermostatic shower with rain head and hand held shower attachments, wash hand basin with chrome mixer tap set into storage unit and mirror above.

Externally

Courtyard and Parking

to the front there is a planted area and at the rear there is a large courtyard garden with walling on 2 sides as well as fencing for privacy, border with planting, outside tap, outside light, steps rising to gate at the back of the property to access the private and allocated parking area