





Property Description

An exceptional detached family home, beautifully positioned on the edge of Westbury, offering a perfect blend of modern design, generous living space and a highly desirable location.

Constructed approximately eight years ago and with four years of NHBC warranty remaining, this impressive property originally served as the show home for the development and boasts a range of high-quality upgrades and stylish finishes throughout.

The accommodation is both spacious and versatile, ideally suited to contemporary family living.

The ground floor features three well-proportioned reception spaces, providing excellent flexibility for entertaining, relaxation and home working. The heart of the home is complemented by a thoughtfully designed layout that flows effortlessly between rooms, creating a bright and welcoming atmosphere.

Upstairs, there are four bedrooms, all with built in wardrobes, including a superb principal bedroom with its own en-suite shower room. The remaining bedrooms are well-served by a modern family bathroom, all finished to a high standard.

Externally, the property occupies a generous plot with attractive landscaped gardens offering space for outdoor entertaining and

family enjoyment. Additional benefits include a garage and ample off-road parking.

This is a rare opportunity to acquire a standout home within a sought-after setting, and early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

Entrance

Door to front aspect. Stairs rising to first floor. Part decorative feature to walls. Radiator. Doors to Study, Lounge, Cloakroom & Kitchen / Dining Room.

Study

Dual aspect room with Georgian style window to front & bay window to side. Fitted blinds. Radiator.

Lounge

Georgian style bay window to front. Low level radiator. Fire place. Wooden panelling. Radiator.

Cloakroom

Window to side with fitted blind. Suite comprising wash hand basin and low level wc. Radiator. Door to understairs storage cupboard. Alarm system panel and consumer unit.

Kitchen / Dining Room

Generous light & airy kitchen / dining room with windows and double french doors overlooking and leading to rear garden. Fitted blinds to windows & doors. Stylish fitted kitchen comprising wall & base units with gloss fronts, Silestone granite style work tops over, matching upstands & splashback tiling. Inset sink and drainer unit. AEG built in eye level double oven and inset induction hob with cookerhood over. Integrated appliances include chiller fridge, AEG dishwasher & full length fridge freezer. Radiator. Concealed under wall unit lighting & kickboard lighting. Can comfortably accommodate dining table & chairs and a kitchen island. Door to Utility Room.

Utility Room

Door to rear leading to garden. Continuation of base & eyelevel cabinetry from kitchen / dining room. Inset sink and drainer unit with Silestone worktops. Integrated AEG washing machine. Space for additional appliance. Wall mounted gas fired boiler serving heating and hot water system.

First Floor Landing

With stairs rising from entrance hall up to a generous galleried landing with wooden banisters & balustrades and window to side. Fitted blind. Storage cupboard with solar hot water diverter. Loft access with telescopic ladder up to boarded loft [NHBC compliant] with additional shelving, providing extra and useful storage. Radiator. Doors to Bedrooms & Family Bathroom.

Bedroom One

Georgian style window to front aspect. Two built in wardrobes. Radiator. Separate thermostat for master bedroom. Door to En Suite.

En Suite

Georgian style window to side with fitted blind. Suite comprising double walk in shower cubicle, pedestal wash hand basin & low level wc. Partly tiled walls. Heated towel rail.

Bedroom Two

Two Georgian style windows to front aspect with fitted blinds. Built in double wardrobe. Radiator.

Bedroom Three

Two Georgian style window to rear, overlooking garden with fitted blind. Radiator. Fitted wardrobe.

Bedroom Four

Georgian style window, with fitted blind, to rear overlooking garden. Double built in wardrobe. Radiator.

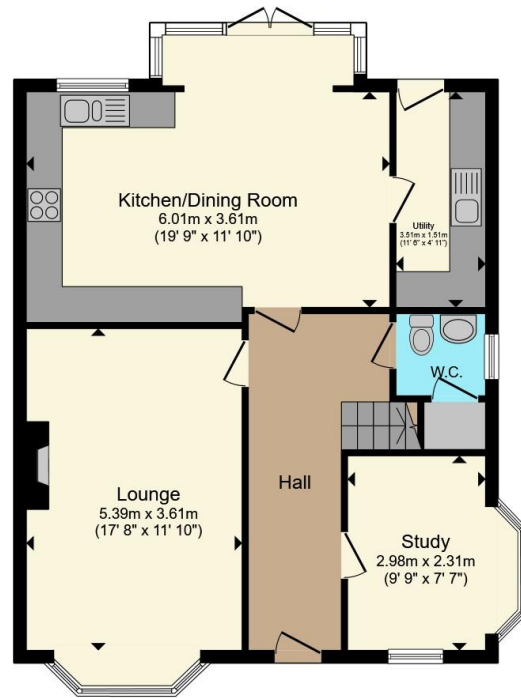
Family Bathroom

Obscure window to rear with fitted blind. Four piece suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin & low level wc. Heated towel rail. Partly tiled walls.

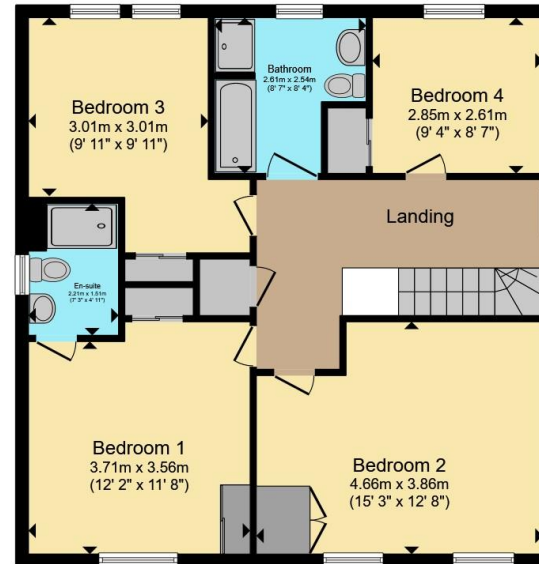








Ground Floor



First Floor

Total floor area 154.3 m² (1,661 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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11 Fore Street
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EPC Rating: A Council Tax
Band: E

Tenure: Freehold

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