

**NEW
PRICE**

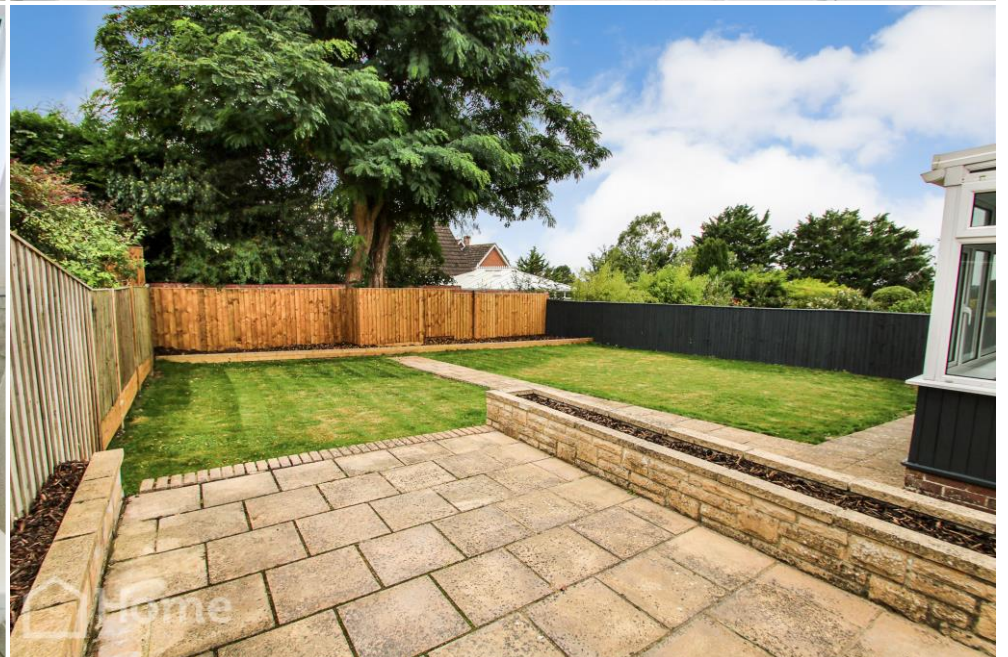


£379,000.

Orchard Road, Westbury, BA13 3EJ.

Home Estate Agents are favoured to market this recently upgraded 3 bedroomed detached bungalow situated in an elevated position close to local amenities. The property in recent months has undergone an exhaustive programme of upgrading to include kitchen, bathroom, gas heating, decoration, floor coverings and landscaping of garden to front and rear. Phone 01225 463006 to view.

Energy Efficiency Rating: D



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Courtesy outside lights, replacement double glazed front door to :-

Entrance Hall:

Wood effect tiled flooring, LED down lights, radiator, central heating thermostat, cupboard with plumbing for washing machine, extractor fan, further cupboard housing brand new Baxi gas combi boiler, access to loft space, doorway to :-

Lounge: 4.98m x 4.01m

Spacious room with LED down lights, ornate floor to ceiling radiator, double glazed window to rear aspect and double glazed door to conservatory.

Kitchen: 4.84m x 2.54m

Newly fitted kitchen with full range of light grey, high gloss, base level cupboards and drawers with matching wall units, 1½ bowl single drainer sink unit with mixer tap with spray attachment, fitted work surfaces with matching upstands, inset electric halogen hob with stainless steel splashback and stainless steel canopy hood over, integrated dishwasher, fitted wine chiller, eye level electric fan assisted double oven, LED downlights,

double glazed window to side aspect, double glazed door to side, access to :-

Conservatory: 5.96m x 2.40m

Spacious conservatory, with polycarbonate roof, double glazed units to rear and side, fitted wall lights and double glazed door to rear garden.

Bedroom: 3.32m x 3.49m

Double glazed window to front aspect, radiator, telephone point and TV point, LED downlights.

Bedroom: 4.29m x 2.71m

Double glazed window to front aspect, radiator, LED downlights.

Bedroom: 3.00m x 2.72m

Good sized third bedroom, single panelled radiator, LED downlights and double glazed window to side aspect.

Bathroom:

Newly installed quality white suite of tiled panelled bath, mixer tap with shower attachment, wall hung wash hand basin with mono mixer tap, low flush WC, bespoke towel radiator, tiled walls and flooring, LED downlights, double glazed windows to side aspect, extractor fan.

Outside:

Tarmac driveway giving plenty of off road parking, with access to detached garage with up and over door with rear courtesy door.

Front Garden:

Landscaped front garden, laid to lawn with raised borders, gated side access, door to internal coved area, fitted bin store and access via replacement door to :-

Laundry Room: 2.02m x 1.97m

Space for washing machine and dryer, single drainer stainless steel unit with swan neck mixer tap, fitted work surfaces, LED downlights and double glazed window to rear aspect.

Rear Garden:

Flat, south west facing rear garden laid to lawn, with good sized patio area, raised planters, close boarded fencing to 3 sides, fitted outside tap and power point. Access to further side stores.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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9 Orchard Road
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BA13 3EJ

Call now, visit us in
branch or go online
to book your viewing.

 01225 463006

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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