



The Picquet, Bratton Westbury BA13 4RU

welcome to

The Picquet, Bratton Westbury

A well-presented detached home in The Picquet, Bratton, offering spacious living areas, three bedrooms, and a modern bathroom, complemented by attractive gardens, a garage, and driveway parking.

Ground Floor

Entrance Porch

A bright and welcoming porch/sunroom to the front, enjoying views over the garden, with stylish tiled flooring and a convenient front access door.

Entrance Hall

A welcoming entrance hall providing access to the principal front areas of the home, complete with a radiator for added comfort.

Ground Floor Wet/Room

A spacious and well-appointed ground floor wet room featuring a double-glazed frosted window to the front, part-tiled walls, and tiled flooring. The room is thoughtfully designed with a wet room-style shower, WC, and a wash hand basin with storage beneath, complemented by a radiator for added comfort.

Dining Room

14' 5" max x 11' 1" max (4.39m max x 3.38m max)
A spacious family dining room featuring dual-aspect double-glazed windows to the front and side, filling the space with natural light. The room also benefits from a staircase to the first floor, a useful understairs storage cupboard, and a radiator for comfort.

Kitchen

12' 4" max x 7' 11" max (3.76m max x 2.41m max)
A stylish fitted kitchen with a double-glazed window to the rear and a door providing access to the side. The space is well-equipped with a range of wall and base units, a sink with drainer, and an integrated double oven with a four-ring gas hob and extractor above. There is space for an undercounter fridge, along with a radiator and attractive tiled flooring completing the room.

Utility Room

A practical and well-designed utility room with access to the garage and a double-glazed window to the side, allowing for natural light. Fitted with a range of wall and base units, the space offers plumbing for a washing machine, along with room for a dryer, fridge, and chest freezer. Finished with tiled flooring and a radiator, it provides both functionality and comfort.

Living Room

14' 4" max x 12' 4" max (4.37m max x 3.76m max)
A generous and inviting living room featuring elegant double doors on entry and opening through to the conservatory, creating a wonderful sense of flow. The space is enhanced by a feature fireplace with mantelpiece, along with a TV point and radiator for comfort.

Conservatory

11' 5" max x 10' 10" max (3.48m max x 3.30m max)
A bright and spacious double-glazed conservatory to the rear, flooded with natural light and featuring elegant French doors to the side, seamlessly connecting the indoors with the garden.





First Floor

Landing

A bright and airy landing featuring a double-glazed window to the front, allowing in plenty of natural light. The space also offers two useful storage cupboards, loft access, and is complemented by an attractive banister, adding to its charm.

Family Bathroom

A spacious and well-presented family bathroom featuring stylish tiled walls and a double-glazed frosted window to the side for privacy and natural light. The suite includes a WC, a wash hand basin with useful storage beneath, and a bath with shower over, all complemented by a radiator for year-round comfort.

Master Bedroom

11' 11" max x 11' 3" max (3.63m max x 3.43m max)

A generously sized and inviting master bedroom featuring a double-glazed window to the rear, allowing for a peaceful outlook. The room benefits from fitted wardrobes, providing ample storage, and a radiator for added comfort.

Bedroom Two

15' 4" max x 8' 7" max (4.67m max x 2.62m max)

A well-proportioned second double bedroom featuring a double-glazed window to the rear, a fitted wardrobe for convenient storage, and a radiator ensuring comfort.

Bedroom Three

11' 2" max x 7' 10" max (3.40m max x 2.39m max)

A comfortable and versatile final bedroom featuring a double-glazed window to the front, allowing in plenty of natural light, and a radiator for year-round warmth.



Outside

Gardens

Front:

A charming front garden featuring a neatly laid lawn, a patio seating area perfect for relaxing, and a pathway leading invitingly to the entrance of the home.

Rear:

A spacious and enclosed rear garden offering excellent privacy, complete with side access. The garden enjoys a generous patio dining area, a well-maintained lawn, and attractive raised borders, alongside a summer house/shed and an array of mature trees and plants, creating a delightful outdoor retreat.

Parking

A single garage featuring a remote controlled door, complemented by convenient driveway parking to the front.



view this property online allenandharris.co.uk/Property/WST108140



welcome to

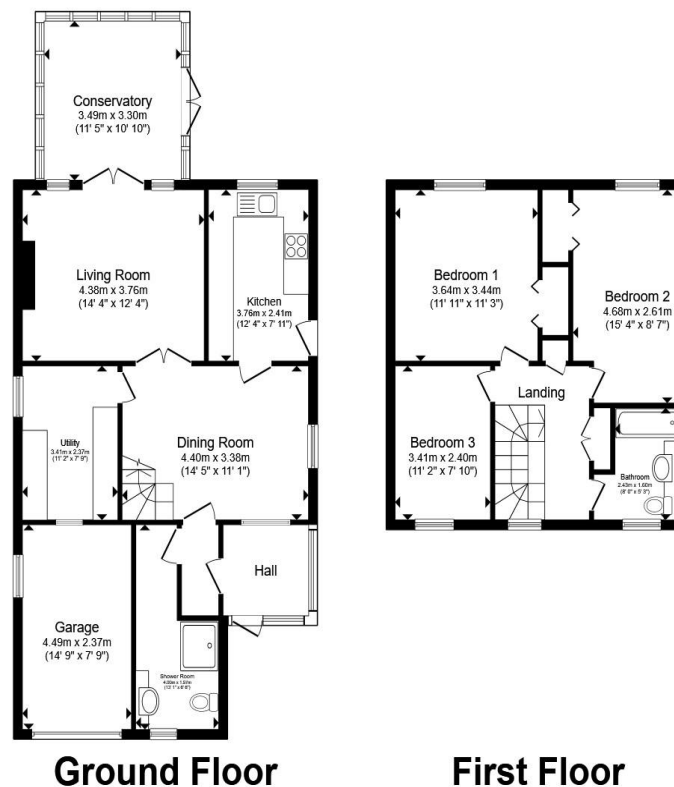
The Picquet, Bratton Westbury

- Three Bedroom Detached Home
- Village Location Of Bratton
- Front & Rear Garden
- Garage & Driveway Parking
- Utility Room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£425,000



Total floor area 138.2 m² (1,487 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

 allen & harris

view this property online allenandharris.co.uk/Property/WST108140



Property Ref:
WST108140 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01373 822457



Westbury@allenandharris.co.uk



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



allenandharris.co.uk