



## 9 Sunnybank Road

Westbury BA13 3EA

A beautifully presented, modern, four bedroom detached family home finished to a high specification and situated on the edge of Westbury, close to primary school, super market and White Horse. The neutrally presented interior boasts tiled entrance hall, living room with bay window and bespoke shutters, large modern kitchen/dining room with integrated appliances and French doors onto garden, utility room, cloakroom, four DOUBLE bedrooms, en suite shower room and newly refitted family bathroom. The property also boasts brand new fitted carpets to the first floor, UPVC double glazing, gas central heating system, enclosed private landscaped gardens, garage and double driveway for two vehicles. Viewing is highly recommended.

**Offers Over £375,000**





### **Entrance Hall**

Obscured double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Ceramic tiled flooring. Doors off and into:

### **Living Room**

16'2" x 10'10" plus bay (4.93 x 3.30 plus bay)  
UPVC double glazed bay window to the front with bespoke fitted shutters. Two radiators. Television point.

### **Kitchen/Dining Room**

#### **Kitchen Area**

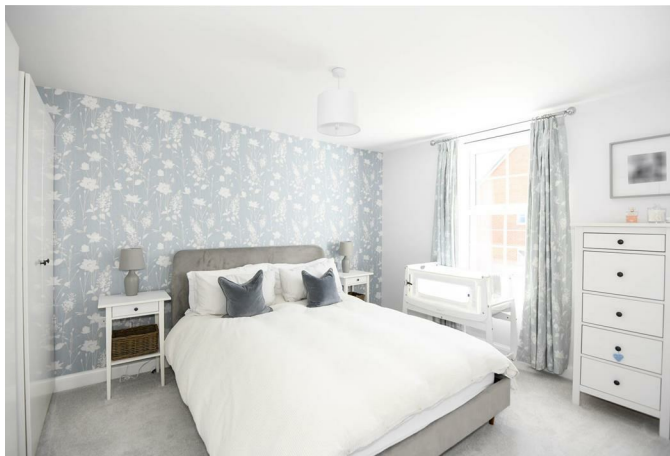
9'2" x 8'9" (2.79 x 2.67 (2.80 x 2.66))  
UPVC double glazed window to the rear. Range of modern wall and base mounted units with wood effect rolled top work surfaces and up-stands. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level fan assisted stainless steel electric oven Built-in stainless steel four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and fridge/freezer. Tiled flooring and inset ceiling spotlights.

#### **Dining Area**

15'3" x 8'2" (4.65 x 2.49)  
UPVC double glazed bay to the rear with French doors leading onto gardens; with bespoke fitted, insulated blinds. Radiator. Space for dining table. Smoke alarm. Tiled flooring. Door to the:

#### **Utility Room**

7'0" x 5'3" (2.13 x 1.60 (2.14 x 1.61))  
Double glazed door to the rear. Radiator. Modern wall and base mounted units with wood effect rolled top work surfaces and up-stands. Plumbing for washing machine. Space for dryer. Tiled flooring. Extractor fan. Door to the:





### **Cloakroom**

Obscured UPVC double glazed window to the side. Radiator. Two piece white suite comprising wash hand basin with tiled splash-backs and w/c with dual push flush. Tiled flooring. Extractor fan.

### **FIRST FLOOR**

#### **Landing**

Balustrade. Radiator. Smoke alarm. Doors off and into: airing cupboard housing pressurised hot water tank and shelving.

#### **Bedroom One**

13'10" x 13'4" Max (4.22 x 4.06 (4.21 x 4.07) Max)

UPVC double glazed window to the front. Radiator. Television point. Heating controls. Door to the:

#### **En Suite Shower Room**

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with mains shower over and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring. Extractor fan.

#### **Bedroom Two**

13'0" x 10'2" (3.96 x 3.10)

Two UPVC double glazed windows to the front. Radiator.

#### **Bedroom Three**

11'5" x 9'10" (3.48 x 3.00)

UPVC double glazed window to the rear with bespoke fitted shutters. Radiator. Feature wall with panelling.

#### **Bedroom Four**

10'3" x 9'10" max (3.12 x 3.00 max)

UPVC double glazed window to the rear. Radiator.

### **Newly Refitted Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with part tiled surrounds comprising panelled bath with rain-fall shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Extractor fan.

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance light. Double tarmac driveway providing off road parking for two vehicles. Area laid to loose stone chippings. Gated side pedestrian access to the rear.

#### **To The Rear**

Good sized enclosed, low maintenance landscaped garden comprising large composite decked area and paved patio area to the immediate rear; area laid to artificial lawn and loose stone chipping border. External tap and light. All enclosed by fencing and walling with gated pedestrian access to the front.

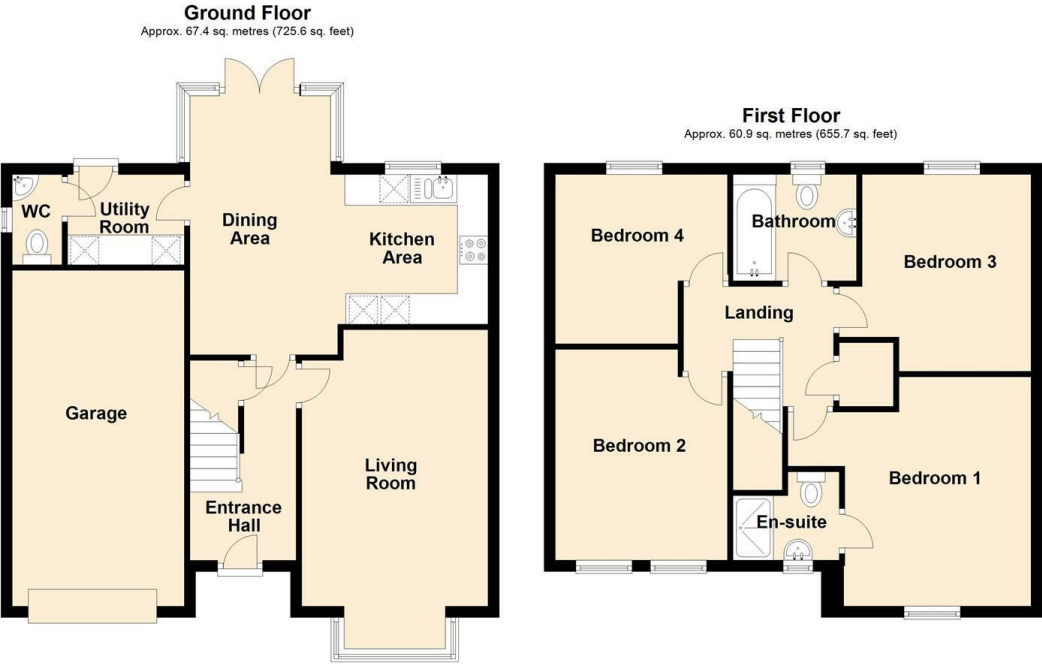
#### **Garage**

19'9" x 10'0" (6.02 x 3.05 (6.01 x 3.04))

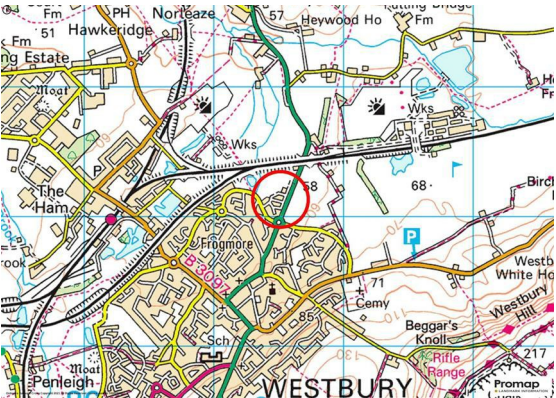
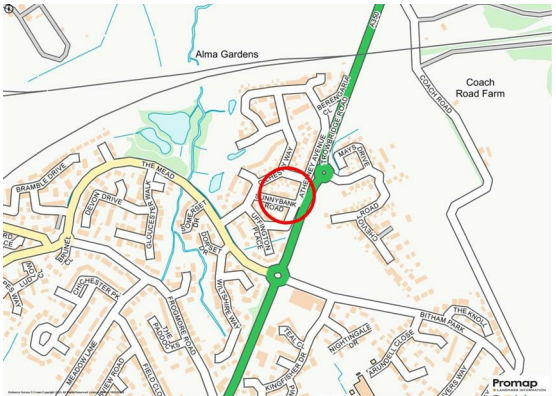
Up and over door to the front. Power and lighting. Fuse box. Wall mounted boiler.



Tenure **Freehold**  
Council Tax Band **E**  
EPC Rating **B**



Total area: approx. 128.3 sq. metres (1381.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.