

Wrights
01225 755553

Greatwoods, Edington, Westbury, Wiltshire, BA13 4QA

Offers in the Region Of £

Situation

The property is situated within the sought after Wiltshire village of Edington, located on the northern edge of Salisbury Plain and surrounded by the stunning open countryside. The village of Edington offers an excellent village pub, farm Shop and microbrewery. Just one mile away, the village of Bratton offers a post office, doctors surgery and much more.

Families are well served by excellent schooling, with a highly rated primary school and pre-school in the nearby village of Bratton, state secondary schools in Westbury and Market Lavington, and a renowned private school in West Lavington, all easily accessible via local bus routes. The nearby town of Westbury offers a main line railway station with direct connections to Bath, Bristol, Salisbury and London.



Three double bedroom detached bungalow

Quiet village location

Beautifully presented throughout

Exceptional curated garden space

Driveway providing ample parking

Lower level studio and shower room

Air source heat pump fitted

Detached garage

Conservatory

PVCu double glazing throughout



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This beautifully presented three-bedroom detached bungalow is tucked away at the end of a quiet cul-de-sac in the highly sought-after village of Edington.

Offering spacious and versatile accommodation throughout, a particular feature of the property is the substantial lower-level studio with adjoining shower room, providing excellent potential for a home office or hobbies room.

The main bungalow features a generous lounge complete with a functioning log burner, a spacious kitchen/dining room ideal for entertaining, three double bedrooms, an en-suite shower room, a four-piece family bathroom, and a conservatory overlooking the garden and patio. Further benefits include PVCu double glazing throughout and a substantial driveway providing ample off-road parking.

Externally, the property enjoys patio and raised decking areas alongside a generous lawned garden, creating a wonderful space for outdoor relaxation and entertaining.

The property comprises

Hallway
With radiator, loft hatch and PVCu double glazed front door.

Lounge *19' 1" x 13' 5" (5.82m x 4.09m) max*
With a functioning log burner, radiators and PVCu double glazed windows to front and side.

Kitchen/Diner *23' 0" x 10' 1" (7.00m x 3.08m) max*
With a range of eye level and base units, worktops with tiled splash backs, stainless steel one and a half bowl sink with drainer unit, integrated extractor hood, space for cooker, dishwasher, washing machine and fridge/freezer, radiators, wooden door leading to the conservatory and PVCu double glazed windows to the front and side.

Conservatory *12' 2" x 12' 3" (3.70m x 3.73m)*
With electricity and PVCu double glazed door to the front and rear.

Bedroom 1 *12' 5" x 11' 4" (3.78m x 3.45m) max*
With built in wardrobes, radiators, archway leading to the Ensuite and PVCu double glazed windows to the side and rear.

En suite *4' 2" x 6' 1" (1.28m x 1.85m)*
With fully tiled walls and floors, white suite comprising shower enclosure with mains shower attachment over, close coupled W.C and pedastal hand basin.

Bedroom 2 *17' 7" x 11' 3" (5.36m x 3.44m) max*
With built in storage, radiator and PVCu double glazed windows to the side.

Bedroom 3 *8' 7" x 9' 3" (2.62m x 2.82m)*
With built in wardrobe, radiator and PVCu double glazed window to the side.

Bathroom *9' 4" x 7' 10" (2.85m x 2.40m) max*
With fully tiled walls and floor, four piece white suite comprising bath, shower enclosure with mains shower attachment over, close coupled W.C and pedastal hand basin, radiator, extractor fan and PVCu double glazed windows to the side.

Studio/work space *22' 4" x 11' 9" (6.81m x 3.58m) max*
With tiled flooring, kitchenette comprising base units with worktops over, stainless steel sink and space for fridge/freezer, built in storage, PVCu double glazed windows to the side and rear and PVCu patio doors leading to the garden.

Shower Room
With fully tiled walls and floors, white suite comprising shower with mains attachment over, floating hand basin and close coupled W.C, extractor fan and PVCu double glazed window to the side.

Externally

To the front
The front exterior offers a well maintained area of lawn surrounded by a variety of mature shrubs and trees, and a concrete pathway leads around to the front door and side of the property. The driveway provides ample parking for at least three vehicles and a garage offers extra storage space.

To the rear
The enclosed rear garden is thoughtfully divided into a variety of outdoor spaces designed for relaxation and enjoyment. A patio leads to a raised decking area and the conservatory, whilst an archway opens into the main garden, predominantly laid to lawn and bordered by mature shrubs and flowers. A charming clematis-covered pergola provides attractive shelter for outdoor dining, and the detached garage offers useful additional storage.

Tenure
The property is sold as freehold.

Council Tax
The property is currently in band E.

Services
Mains electricity, water and drainage are connected. The property is heated by a air source heat pump and benefits from solar panels that are owned outright. Please note that the Agent has not tested any appliances.

Broadband
Superfast broadband is available (source - Ofcom) Predicted maximum download speed - 49Mbps

Mobile phone coverage
Outdoor coverage is likely - source Ofcom.

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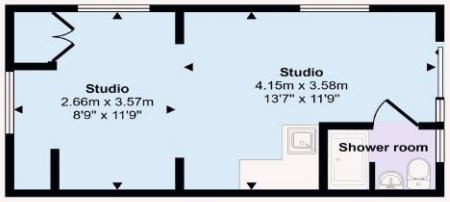
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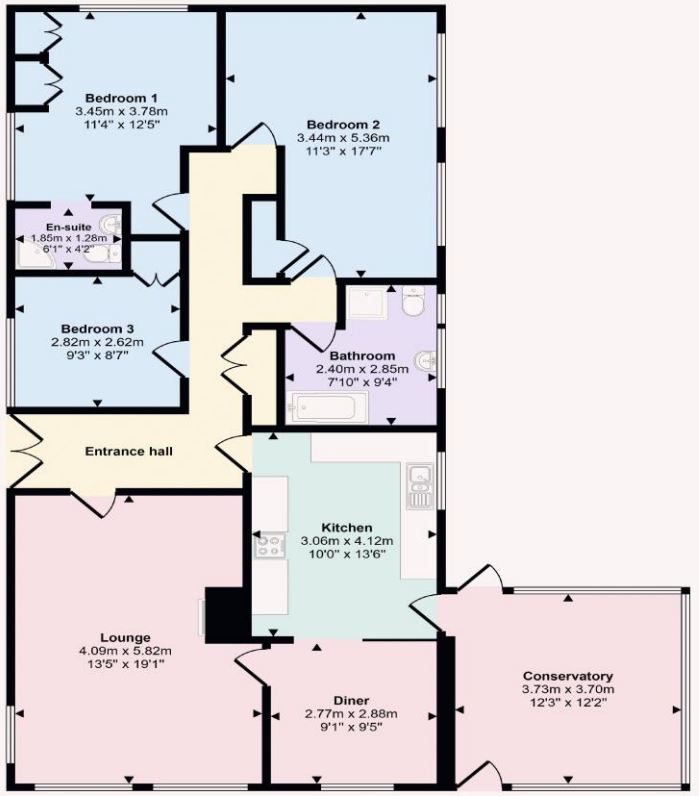

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Approx Gross Internal Area
148 sq m / 1595 sq ft



Lower Ground Floor
Approx 25 sq m / 266 sq ft



Ground Floor
Approx 124 sq m / 1329 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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