



46 Stormore

Dilton Marsh Westbury Wiltshire BA13 4BH

£575,000



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360 VR Tour Available - DK Residential are pleased to bring to the market this exceptionally presented and well proportioned detached family residence. This home has benefitted from many upgrades and improvements over recent years by the present owners including kitchen, bathrooms, en-suites, solid oak flooring throughout the ground floor, electric vehicle charging point and installation of fibre optic broadband.

### Description

The property accommodation is spread over three floors and offers five double bedrooms along with two en- suites, cloakroom, bathroom, lounge, dining room, kitchen / breakfast room and a single garage with power up and over door. Other upgrades include a wood burner, water softener, and a BP Charge Master for E Cars. Outside are neatly tended and very manageable grounds that incorporate lawn, patio and planted areas. A block paved driveway at the front provides parking for three cars.

### Location / Transport

Dilton Marsh continues to be a very popular and highly sought after location with primary school, village hall, church, post office, grocery store. The property is situated on the edge of village and a minutes walk from open countryside. There is also a local, fish & chip shop along with a farm shop / garden centre. Close to the property are lovely woodland walks and bridleways to enjoy

The Village is approximately 2.5 miles from the small market town of Westbury which is situated on the western edge of chalk down lands that form part of Salisbury Plain. Westbury Station has excellent direct mainline connection to London (1 hour 16 minutes), Wales and the whole of the South West of England.

Another point of interest in Westbury is the famous 'White Horse' landmark along with the lovely views and walks along with the open green space for picnics, kite flying and other sports of interest.

### Entrance Canopy

With light and door to:

### Entrance Hallway 11'10 x 8 max 6'10 min (3.61m x 2.44m max 2.08m min)

Window to front Oak flooring, radiator, smoke alarm, bt point, coving, mat well, room thermostat, staircase.

### Cloakroom 5'1 x 3'1 (1.55m x 0.94m)

Window to front, wc with concealed cistern, radiator, wall mounted fuse box, coving.

### Kitchen / Breakfast Room 14'4 x 12'9 (4.37m x 3.89m)

Three windows to front and glazed door to the side, fitted with a stylish range of 'Magnet' panelled soft close wall and base

units, integrated appliances including, hob, oven, dishwasher and fridgefreezer, pan drawers and carousel units, recessed LED lights, Rangemaster Oven. Coffee / Morning bar, Butler style sink, solid wood worktops, mixer tap, tall pull out larder units, recessed pull out basket storage shelves, coving.

### Utility Room 5'7 x 6'11 (1.70m x 2.11m)

With worktops, sink, plumbing and space for washing machine and dryer, coat hooks, tiled floor, connecting door to garage.

### Lounge 17'3 x 13'7 (5.26m x 4.14m)

Window and double French doors, multi fuel burner with Oak mantle, integrated surround sound system coving, radiators. Oak flooring.

### Dining Room 13'2 x 9'11 (4.01m x 3.02m)

French doors to rear, Oak flooring, radiator, coving. Virgin Media Fibre Optic connection point.

### Landing 11'9 x 14'9 (3.58m x 4.50m)

Window to front, radiator, coving, airing cupboard.

### Bedroom Two 12'10 x 13' (3.91m x 3.96m)

Two windows to rear with views towards village and woodland beyond, radiators, built in double wardrobe, coving.

### En Suite 5'10 x 4' (1.78m x 1.22m)

Window to side, wc, shower enclosure with glass door and mixer shower, tiled wall and flooring, shaver point and light.

### Bedroom Three 13'1 x 11'9 (3.99m x 3.58m)

Two windows to rear with views towards village and woodland beyond, radiator, built in double wardrobe. coving.

### Bedroom Four 14'4 x 10'3 (4.37m x 3.12m)

Dormer window to front and velux to rear towards woodland, radiator, coving.

### Bedroom Five 9'1 x 12'11 (2.77m x 3.94m)

Three window to front, radiator, built in single wardrobe, coving

### Family Bathroom 6'1 x 7'3 (1.85m x 2.21m)

Window to front, white suite with wc, basin, bath, ladder radiator, shower enclosure with glass door and mixer shower, Tiled floor and walling.

### Second Floor Landing

With access to:

### Bedroom One 14'6 max 10'6 min x 21'6 max 10'10 min (4.42m max 3.20m min x 6.55m max 3.30m min)

Three Velux windows to rear, radiator, eaves storage, built in double wardrobe.

### En Suite 12'7 x 5'8 (3.84m x 1.73m)

Velux window to rear, tiled flooring, bath, basin, wc, shower cubicle with glass doors,, ladder radiator.

### Outside

At the front, a block paved drive provides parking for three cars and access to the garage and the BP Charge Master for E Cars.. The area of lawned garden is enclosed with hedging. A gate leads to the side patio with greenhouse and fencing. The main lawned rear garden is neatly tended and enclosed with hedging and also having flower bed areas. There is an area of garden behind the garage and a lean to that is ideal for putting bikes under.

### Garage 17'10 x 10'4 (5.44m x 3.15m)

At the the front of the garage is a recessed area that is ideal for some wood storage. Electric up and over door, power and light, shelving and glazed door to rear.

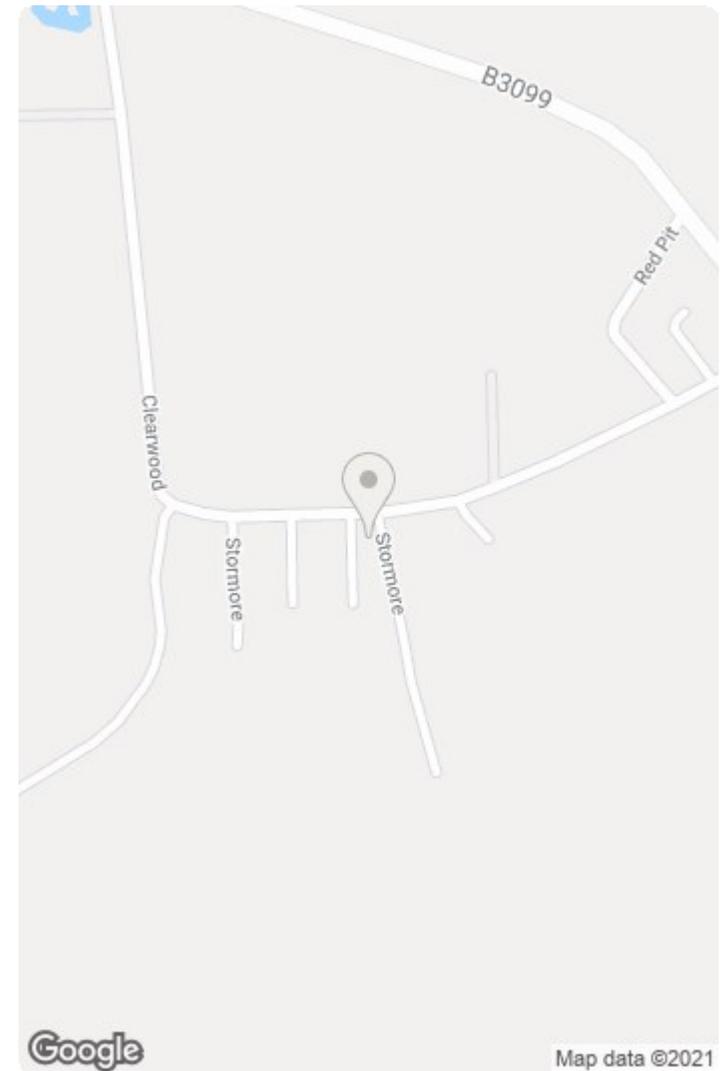
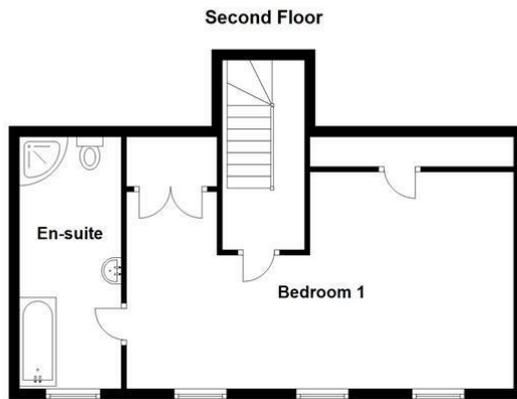
THIS GARAGE COULD BE COVERED TO AN OFFICE / BEDROOM ( subject to any pp)

### Viewing Arrangements

By appointment with DK Residential 01225 759123  
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm  
Saturday 9am to 4pm





Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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