



The Butts, Westbury BA13 3EZ

welcome to

The Butts, Westbury

Discover the charm of this two-bedroom detached bungalow located on The Butts, Westbury, just a stone's throw from the iconic Westbury White Horse. The Butts offers both front and rear gardens as well as driveway parking and is close to local shops and amenities.

Inside

Entrance Hall

Entrance hall attaching to all areas of the home.
Double glazed front door. Radiator.

Living Room

14' 6" max x 11' 11" max (4.42m max x 3.63m max)
Light and spacious living room to the front.
Double glazed bay window to the front. TV point. Fireplace. Radiator.

Kitchen

13' 11" max x 8' 3" max (4.24m max x 2.51m max)
Fitted kitchen with side access.
Double glazed window to the rear. Side door to the garden. Wall and base units. Sink and drainer. Space for fridge/freezer.
Plumbing for washing machine. Integrated electric oven with four ring hob and extractor. Radiator.

Dining Room

11' 10" x 11' 9" (3.61m x 3.58m)
Dining room with access into the conservatory.
Sliding doors to the conservatory. Radiator.

Conservatory

10' 2" x 5' 8" (3.10m x 1.73m)
UPVC conservatory to the rear.
Double glazed door to the rear.

Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)
Master bedroom to the front.
Double glazed window to the front. Fitted wardrobes. Radiator.

Bedroom Two

11' 10" max x 7' 11" max (3.61m max x 2.41m max)
Second double bedroom.
Double glazed window to the side. Fitted wardrobes. Radiator.

Shower Room

Fitted shower room.
Double glazed frosted window to the rear. WC. Wash hand basin. Shower cubicle. Radiator.





Outside

Gardens

Front - Beautiful laid lawn with blossom tree and access to the parking.

Rear - Stunning and well maintained tiered rear garden with patio dining area, steps to the laid lawn, wooden storage shed, hedging and wood panel fencing.

Parking

Driveway Parking for 2-3 Vehicles.



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The Butts, Westbury

- Two Bedroom Detached Bungalow.
- Closely Located To Shops & Amenities.
- Spacious Conservatory.
- Driveway Parking.
- Front & Rear Garden.

Tenure: Freehold EPC Rating: Awaited

£290,000



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.focalagent.com

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WST107688 - 0003

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