



The Butts, Frome

Offers in Excess of £325,000

Council Tax Band B Council Rate £1,896.00



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to view this spacious two bedroom family home. On arrival, the home is complemented by a generous driveway with space for two to three cars, alongside a versatile office pod, providing the perfect space for remote working. Upon entry of the home you will step into a hallway with a convenient downstairs toilet tucked neatly under the stairs. As you step out of the hallway, you're welcomed into a bright and airy dining area, complete with patio doors that open out to the rear garden. The beautifully welcoming living room, positioned at the front of the property, is enhanced by a large window, creating a stylish yet inviting setting to relax and unwind throughout the day. The charming kitchen features fitted cabinetry, maximizing space and offering a practical layout for everyday cooking. Continuing to the first floor, you will step onto the first floor landing which leads you to the modern fitted bathroom suite and the two bedrooms. Finally, The property also benefits from an attached garage, offering potential to convert or extend and creating additional living or storage space. To view the virtual reality tour please follow this link: [Click Here](#)

What Our Vendor Loves

The vendors have expressed how much they have loved living on The Butts, particularly appreciating the home's driveway and garage, which was originally intended as a workshop. They have also enjoyed the sense of privacy that comes from being set back from the road. The abundance of natural light and the open-plan living space downstairs have made the home bright and welcoming, and they feel it offers plenty of potential to further enhance and personalise—a journey they would have loved to explore if their circumstances hadn't changed.

Key Features

- Two Bedroom Home
- Garage & Driveway Parking
- Gas Central Heating
- South East Facing Garden
- Potential To Extend
- Popular Location



Rooms

Entrance Hallway

2'11" x 11'0" (0.89m x 3.35m)

WC

2'6" x 4'9" (0.76m x 1.45m)

Dining Room

16'4" x 11'1" (4.98m x 3.38m)

Kitchen

8'8" x 8'7" (2.64m x 2.62m)

Living Room

10'1" x 11'0" (3.07m x 3.35m)

Landing

6'11" x 2'11" (2.11m x 0.89m)

Bathroom

6'10" x 7'9" (2.08m x 2.36m)

Bedroom One

12'9" x 11'1" (3.89m x 3.38m)

Bedroom Two

9'1" x 10'11" (2.77m x 3.33m)

Garage

13'7" x 17'0" (4.14m x 5.18m)

Directions

From our offices turn right up Wallbridge and bear right onto Portway. Continue along to the T-Junction and turn left onto Wesley Slope, follow the road onto Butts Hill the road onto Butts Hill which leads onto The Butts. Proceed across the roundabout where the property will be located shortly on your right hand side.

Agent Notes

Additional material information may be available from the agent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.



