

TOWN&COUNTRY
ESTATES



The Butts, Westbury, BA13 3EX

£375,000

LOCATION

Westbury is a charming market town with medieval origins, situated on the western edge of Salisbury Plain and overlooked by the iconic Westbury White Horse. The town offers an excellent range of everyday amenities and leisure facilities, including a library, sports centre, schools, churches, doctors' and dentists' surgeries, a post office and the historic Westbury Swimming Pool, reputed to be the oldest swimming pool in the country.

For commuters, Westbury benefits from excellent rail connections, with regular services providing direct links to Bath, Bristol and London, including London Paddington and Waterloo, as well as Salisbury, Weymouth and Penzance. The town is also well placed for road travel, with Salisbury, Bristol and Swindon all approximately an hour away by car, making Westbury an increasingly popular choice for those seeking convenient access to larger towns and cities while enjoying the benefits of a traditional market town.

DESCRIPTION

NO ONWARD CHAIN – A beautifully presented three-bedroom detached bungalow, occupying a desirable position within a well-regarded and highly sought-after area of Westbury. This lovely home offers well-proportioned and versatile accommodation, comprising a welcoming entrance hall with access to all rooms, a spacious living room, two generous double bedrooms and a good-sized third bedroom, together with a well-appointed bathroom and a large kitchen/diner. A particularly useful addition is the conservatory, which has been designed to provide a comfortable space that can be enjoyed throughout the year.

Externally, the property continues to impress, with a good-sized enclosed rear garden, attractive front garden, a long driveway providing ample off-road parking and a detached garage. A fantastic opportunity for those seeking a well-presented bungalow in a highly desirable Westbury location.

ENTRANCE HALL

The property is entered through a modern composite double-glazed door into the welcoming entrance hall. The hall features a radiator, access to all rooms and a ceiling hatch providing access to the loft space.

LIVING ROOM

15'8" x 13'1"

The spacious living room benefits from two radiators, a UPVC double-glazed window to the front and a further UPVC double-glazed window to the side, allowing plenty of natural light into the room. A focal point is provided by the inset gas fire, set within an attractive wooden surround with matching mantel.

BEDROOM ONE

11'1" x 11'9"

The first of the property's two generous double bedrooms benefits from a radiator, UPVC double-glazed windows to both the front and side elevations, and a range of large built-in wardrobes providing excellent storage.



BEDROOM TWO

11'1" x 11'9"

The second of the property's two spacious double bedrooms is also generously proportioned and benefits from a radiator, UPVC double-glazed window and a range of large built-in wardrobes, providing excellent storage.

BEDROOM THREE

6'11" x 13'1"

The third bedroom benefits from a radiator, UPVC double-glazed window and a useful storage/airing cupboard, providing additional practical storage space.

BATHROOM

The well-presented bathroom is fitted with a UPVC double-glazed window, chrome heated towel rail, paneled bath with mixer tap and electric shower over, together with a separate enclosed electric shower. Further fittings include a pedestal wash hand basin and close-coupled WC.

KITCHEN/DINER

16'10" x 11'7"

The spacious kitchen/diner is fitted with an excellent range of matching wall, base and drawer units, complemented by laminate work surfaces. Integrated appliances include a built-in double electric oven and inset gas hob with extractor hood over, while an inset stainless steel sink provides further practicality. There is also space for a fridge and washing machine. The room benefits from a UPVC double-glazed window to the rear, a UPVC door providing side access and UPVC double-glazed French doors opening into the conservatory.

CONSERVATORY

10'9" x 10'9"

The UPVC double-glazed conservatory features a glazed roof, radiator, power and lighting, together with UPVC double-glazed French doors opening onto the rear garden, making this a versatile space that can be enjoyed throughout the year.

EXTERIOR

REAR GARDEN

The enclosed rear garden is a particularly good size and is predominantly laid to lawn, with a patio seating area providing an ideal space for outdoor entertaining. The garden also benefits from a greenhouse, access to a useful storage cupboard with power, and access to the workshop located to the rear of the garage. Gated side access provides a convenient link to the front of the property.

GARAGE

The larger-than-average detached garage benefits from an up-and-over door to the front, a window to the side and a door providing access to the rear. The garage is equipped with power and lighting and also incorporates a useful workshop to the rear, providing excellent additional storage and workspace.

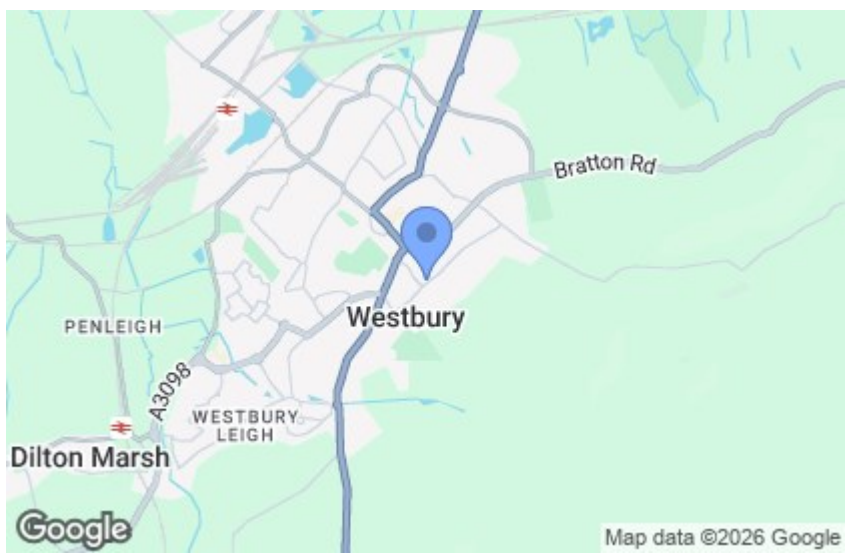
FRONT

The front of the property is attractively laid to lawn and complemented by a selection of decorative bushes and shrubs. A large driveway provides ample off-road parking for several vehicles, together with convenient access to the front of the detached garage.

ADDITIONAL INFORMATION

No onward chain

Council tax band C







GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.

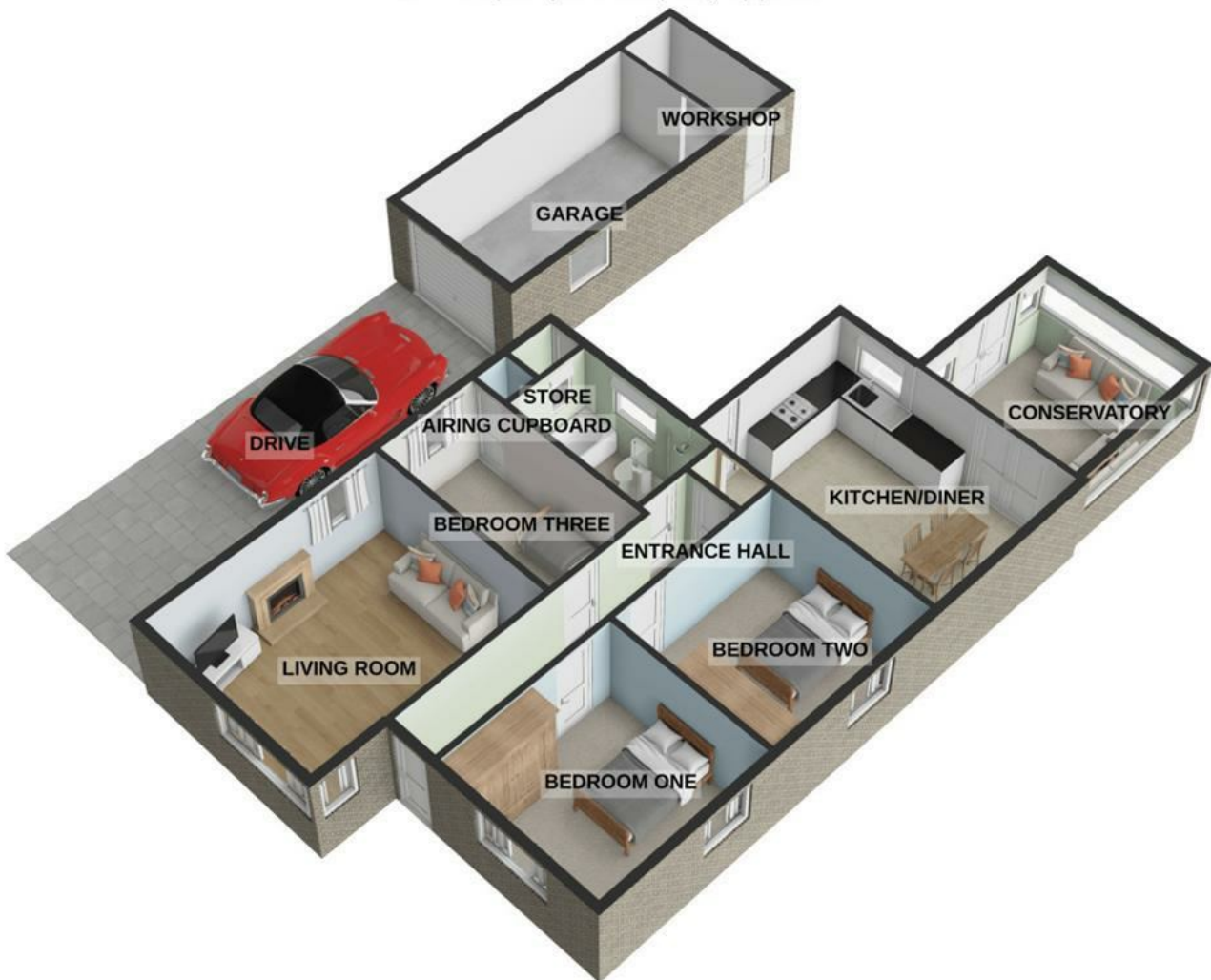


TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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