

**TOWN & COUNTRY**

ESTATES



**The Butts, Westbury, BA13 3EX**

**£375,000**

## LOCATION

Westbury is a small medieval town that lies not far from its famous White Horse hill-carving at the western extremity of Salisbury Plain. Westbury offers a range of shopping and leisure facilities including a library, sports centre, schools, churches, doctors, dentists surgeries, post office and the oldest swimming pool in the country. The main railway line has fantastic links to Bath, Bristol and London, including services to Paddington, Waterloo, Salisbury, Weymouth plus a direct line to Penzance. Travelling by car to Salisbury, Bristol and Swindon takes approximately one hour making it very desirable for commuters.

## DESCRIPTION

**NO ONWARD CHAIN** - This is a very well presented three bedroom detached bungalow situated in a well regarded and highly sought after part of Westbury. Inside this beautiful home you will find an entrance hall with separate doors to each room, a spacious living room, two double bedrooms and a good size third, a well fitted bathroom, a large kitchen diner and a conservatory that can certainly be used all year round. Externally the property has a good size rear garden, garden to the front, long driveway and a detached garage.

## ENTRANCE HALL

The property is entered through a composite double glazed door into the entrance hall. In the entrance hall there is a radiator, doors to all rooms and hatch to loft.

## LIVING ROOM

15'8" x 13'1"

The living room has two radiators, a UPVC double glazed window to the front, UPVC double glazed window to the side and an inset gas fire with a wooden surround and mantel.

## BEDROOM ONE

11'1" x 11'9"

The first of the properties two spacious double bedrooms has a radiator, UPVC double glazed window to the front, UPVC double glazed window to the side and large built in wardrobes.

## BEDROOM TWO

11'1" x 11'9"

Bedroom two is also a spacious double room and has a radiator, UPVC double glazed window and large built in wardrobes.

## BEDROOM THREE

6'11" x 13'1"

Bedroom three has a radiator, UPVC double glazed window and door to storage/airing cupboard.



## BATHROOM

The well presented bathroom has a UPVC double glazed window, chrome heated towel rail, bath with mixer tap and electric shower over, separate enclosed electric shower, pedestal wash hand basin and close coupled W.C.

## KITCHEN/DINER

16'10" x 11'7"

The kitchen/diner has a large matching range of wall base and drawer units with laminate worksurfaces, built un double electric oven, inset gas hob with extractor over, inset stainless steel sink, space for fridge, space for washing machine, UPVC double glazed window to the rear, UPVC door to the side and UPVC double glazed French doors to the conservatory.



## CONSERVATORY

10'9" x 10'9"

The UPVC double glazed conservatory has a glazed roof, radiator, UPVC French doors to the garden, power and lights.



## EXTERIOR

### REAR GARDEN

The enclosed rear garden is a really good size and mainly laid to lawn with a patio seating area, green house, access to store cupboard with power at the back of the property, access to the workshop at the back of the garage and gated access to the front.

### GARAGE

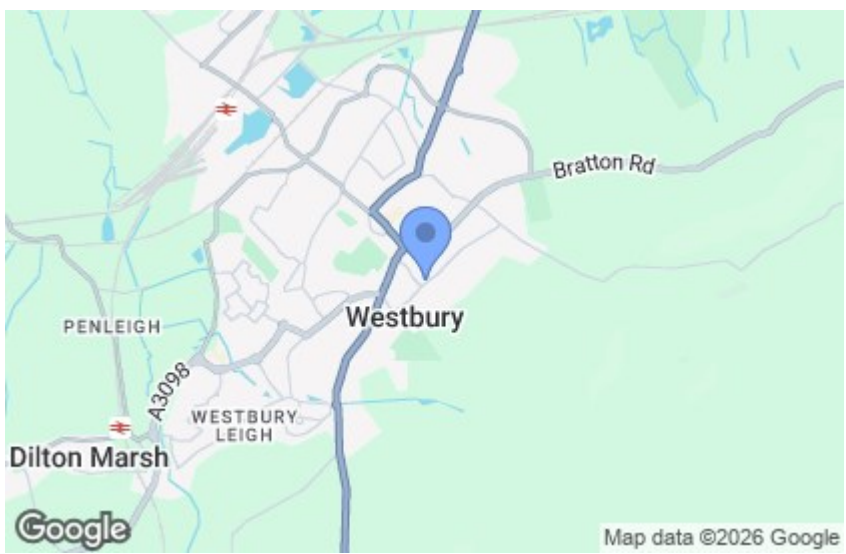
The larger than average garage has a door to the rear, window to the side, up and over door to the front, power, light and a workshop at the back.

### FRONT

The front of the property is laid to lawn with decorative bushes and shrubs, a large driveway for several vehicles and access to the front of the garage.

## ADDITIONAL INFORMATION

No onward chain  
Council tax band C







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

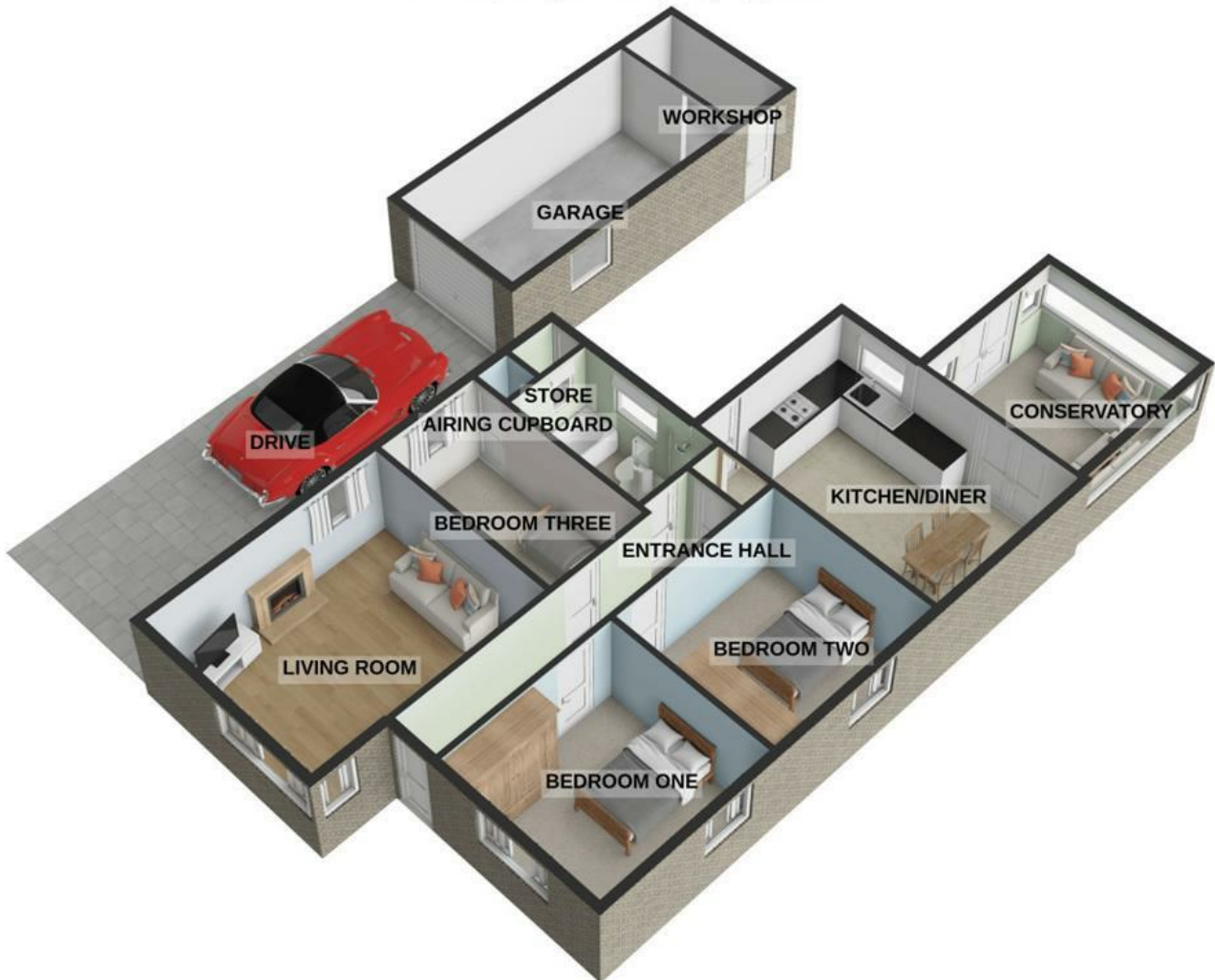


TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

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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