

**TOWN & COUNTRY**  
ESTATES



**The Butts, Westbury, Wiltshire BA13 3EZ**

**Guide Price £300,000**

## 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

Found in a sought-after area in the market town of Westbury, is this two bedroom detached bungalow situated within an elevated position enjoying far reaching views to the front. The accommodation comprises of an entrance hall, lounge, dining room, garden room/utility, kitchen, two double bedrooms and bathroom. Outside there is a large rear garden, front garden and ample off-street parking. Further benefits include gas central heating and UPVC double glazing.

## ENTRANCE HALL

You Enter the property via a composite door with double glazed panels, there are doors leading to both bedrooms, living room, family bathroom, dining room and storage cupboard. There is also access to the loft space, radiator and Hive heating controls.

## LIVING ROOM

13'9" (into bay) x 11'5"

Relax in your favorite comfy chair and gaze through the large double glazed bay window to the front aspect and absorb the stunning far-reaching views this home has to offer. There is also a gas fireplace with stone surround, two radiators and TV point.

## BEDROOM ONE

13'9" (into bay) x 11'5"

There is a UPVC double glazed bay window to front aspect and two radiators.

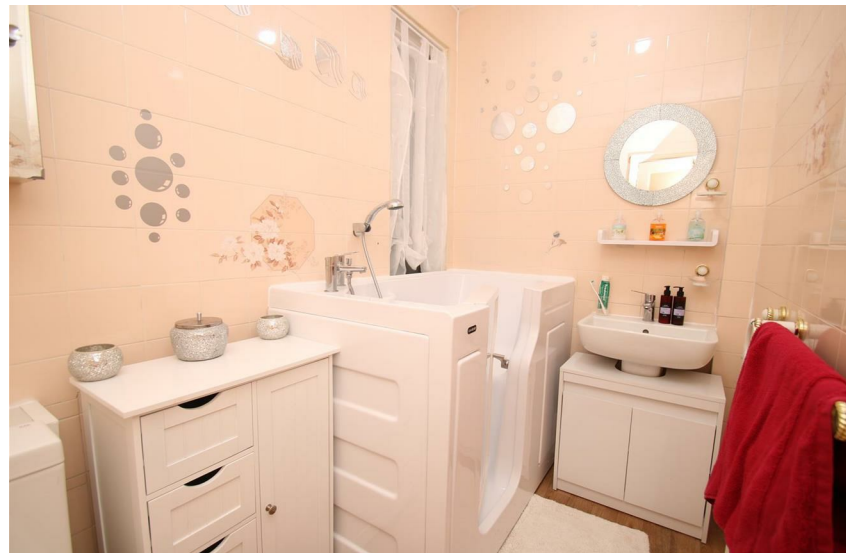
## BEDROOM TWO

10'9" x 9'10"

The second bedroom has a UPVC double glazed window to the rear and radiator.

## FAMILY BATHROOM

The family bathroom has an UPVC obscure double-glazed window to the side aspect. There is also a closed couple w/c with dual flush, Bathe-easy walk-in bath with chrome mixer tap and shower attachment, Pedestal wash basin with chrome mixer tap, tiled splash back, radiator and wood effect flooring.



## DINING ROOM

11'5" x 9'10"

The dining room has a UPVC double glazed window to rear and door to kitchen, tv point and radiator. There is also a number of built-in storage cupboards housing Worcester combi boiler and security alarm controls.



## KITCHEN

9'2" x 7'2"

The kitchen has a UPVC double glazed window to rear and door leading to garden room/utility. There is a matching range of base and wall units with rolled top worksurfaces, inset sink with mixer tap, freestanding electric oven, space for fridge freezer, radiator, tiled splash backs and flooring.

## GARDEN ROOM/ UTILITY ROOM

11'1" x 7'2"

This multipurpose room has a UPVC door leading to the rear garden and double-glazed windows to both rear and side aspect, base units with rolled top worksurfaces and plumbing and electricity for washing machine, condenser drier and dishwasher.



## EXTERIOR

### FRONT

Situated in an elevated position, there is a lawn with a selection of mature plants and shrubs plus steps and path leading to the front door and side access to rear garden. There is also gated access to driveway parking for several vehicles.

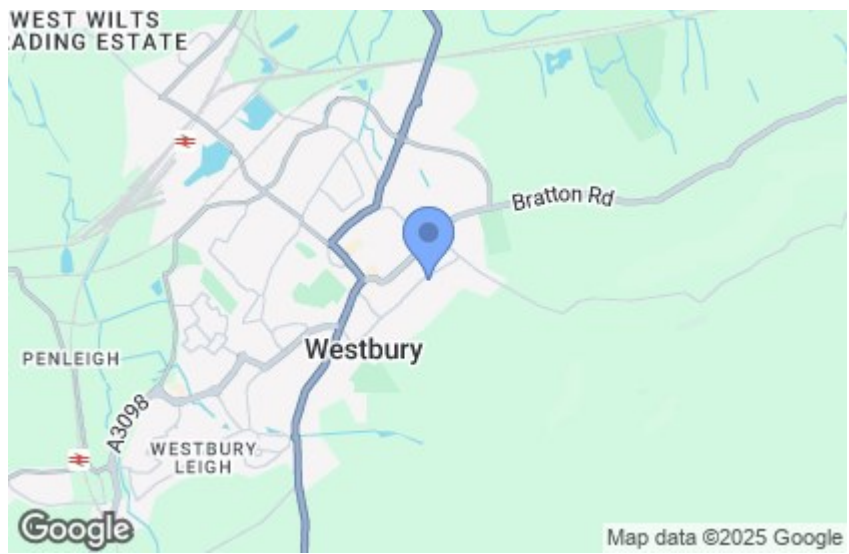
### REAR GARDEN

Split in several sections the spacious rear garden has a large patio area perfect for entertaining, raised flower beds with a selection of mature plants and shrubs, pathway and steps leading to lawn, greenhouse with vegetable patch adjacent and shed.



## ADDITIONAL INFORMATION

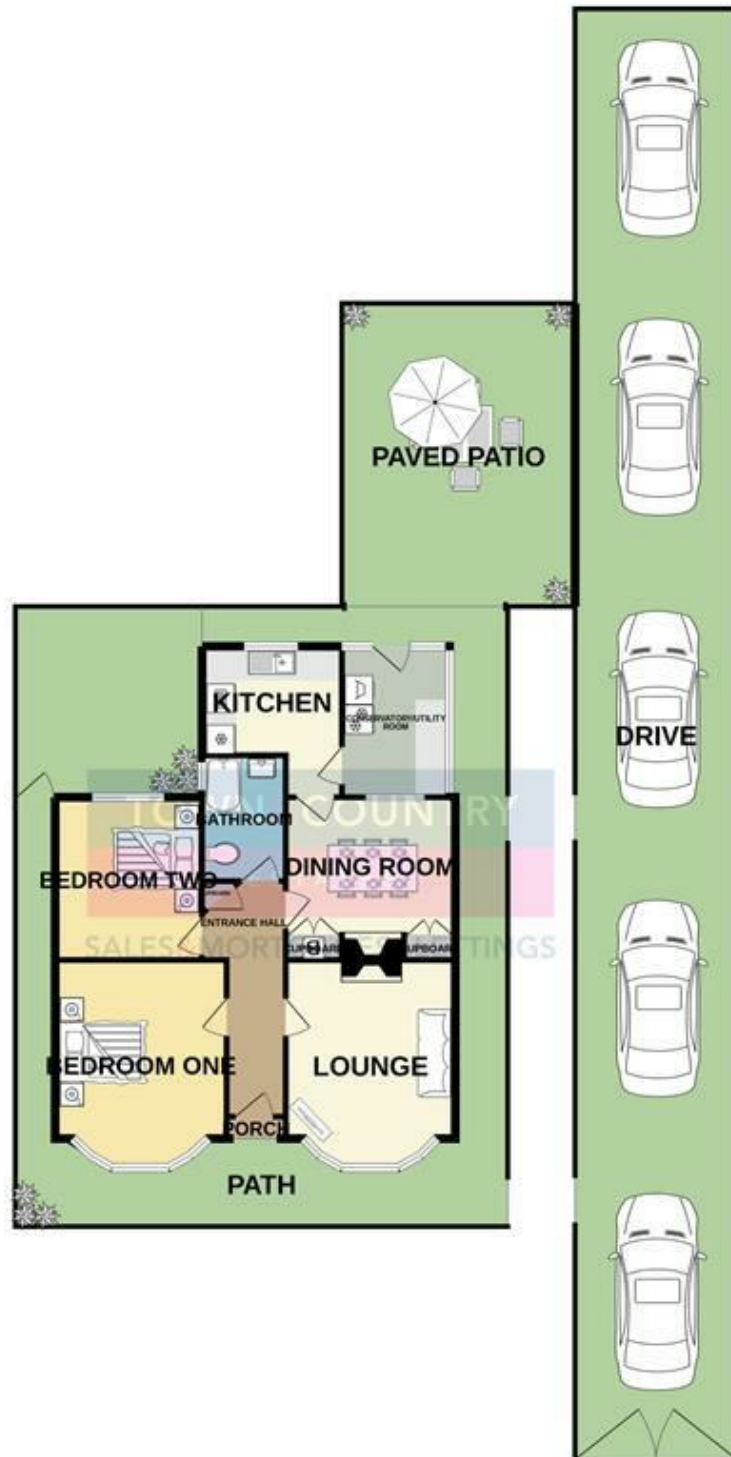
Council Tax Band - C







GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.

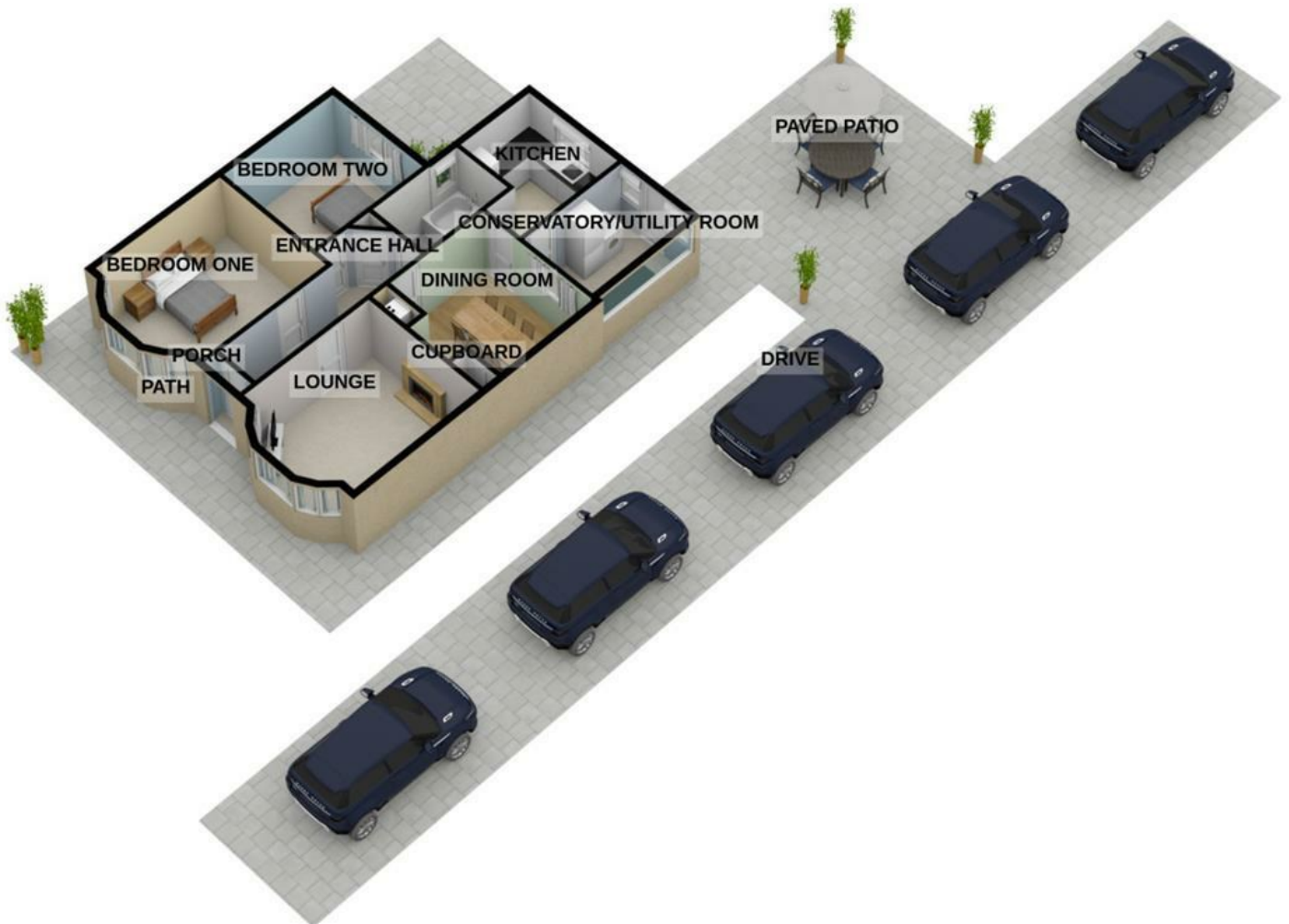


TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.

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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