

# 14a The Butts,

Frome, BA11 4AA

COOPER  
AND  
TANNER



£375,000 Freehold

An exciting opportunity to purchase a detached, two-bedroom bungalow, set back from a popular road within walking distance to the town centre. The property has recently been refurbished to an excellent standard, but still offers enormous potential to extend (STUC), has a generous driveway and a private rear garden. Viewings are highly recommended.

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## DESCRIPTION

14A The Butts is an impressive two-bedroom detached bungalow which has been finished to an excellent standard throughout, with a new kitchen, bathroom and flooring recently installed. Viewings are highly recommended.

As you enter through the front door you are welcomed into a spacious hallway with original glazed arch feature and new Herringbone oak flooring. To the left-hand side is the living room which is a generous size and has plenty of natural light. It creates a great space where you can entertain family and friends, and the electric fireplace acts as the main focal point in the room.

Across the hallway is the main bedroom which again is generous in size and the current vendor has kept the original floorboards. The second bedroom, currently used as a home office, is located at the rear of the property and enjoys views over the rear garden.

The bathroom has recently undergone a full refurbishment and has been fitted with a walk-in shower, a bath, a W.C and a wash hand basin.

The open plan kitchen and dining area is at the rear of property. Having undergone extensive refurbishment there is a range of wall and base units, an integrated oven, a four-ring gas hob and space for a fridge/freezer.

The dining area has ample space for a table and chairs and creates a wonderful space for entertaining. There is access to a rear porch and a utility room from the kitchen.

## OUTSIDE

The rear garden contains mature shrubs and trees along with a patio area which is ideal for al fresco dining. There is a good sized, lean-to workshop to the side of the house, a greenhouse and a shed.

## ADDITIONAL INFORMATION

Gas fired central heating. Mains gas, electricity, water and drainage are all connected.

## LOCATION

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.

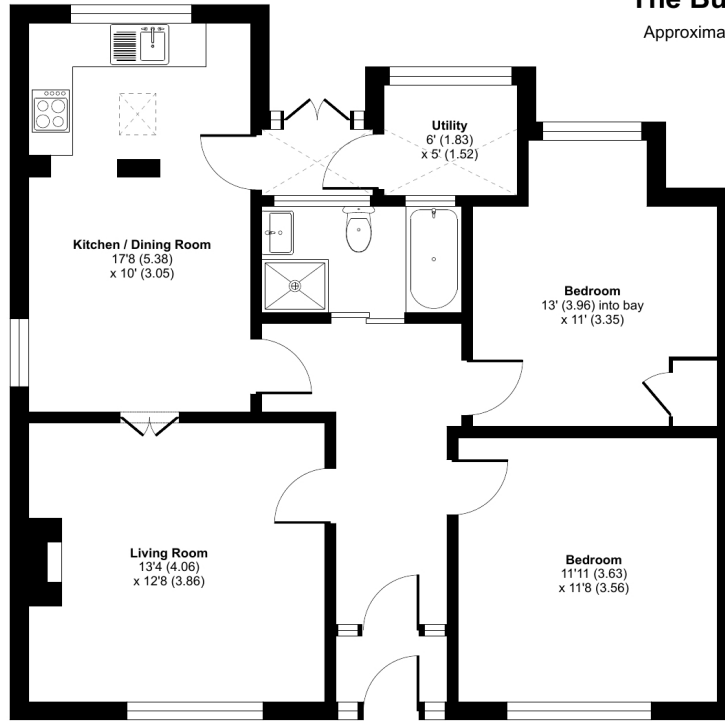






# The Butts, Frome, BA11

Approximate Area = 852 sq ft / 79.1 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1111094



## FROME OFFICE

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