alan hawkins
PROPERTY SALES & LETTINGS

1 Noredown Way, Royal Wootton Bassett, SN4 8BJ

• 4 DOUBLE bedroom Detached House
• Newly Renovated and Extended
• c2000 sq ft of Accommodation
• Impressive 27ft Kitchen/Diner
• Lounge with Log Burner
• 2 En-Suites
• Attached Garage + Ample Parking
• Corner Plot
• Viewing Highly Recommended

1 Noredown Way, Royal Wootton Bassett, SN4 8BJ

£499,950

A SUPERIOR, renovated and largely extended four DOUBLE bedroom detached house occupying a corner position in this established and popular residential location in the heart of Royal Wootton Bassett, close to main bus routes, walking distance of local Schools and c2 miles from J16 of the M4. Standing on a raised plot, this impressive property has been the subject of a complete renovation and extensions to offer this impressive, mainly open plan accommodation, all finished to an exacting high standard. Internally the front porch gives access to the inner hallway, in turn leads to the living room complete with log-burning stove and is open-plan to the most impressive c27ft kitchen/living room/family room with an ample range of Shaker style kitchen units under extensive 'Corian' work surfaces. Further more there is a utility room, cloakroom and an additional reception room which may be used as a study, playroom or second lounge. To the first floor, an inviting landing gives access to 4 generous double bedrooms, offering luxurious en-suites to two of the bedrooms and built-in wardrobes to bedrooms 1-3 and a main family bathroom. To the outside is a large driveway proving parking for 6-7 vehicles and leads to an attached garage with an electric roller door. There is side access to the well proportion rear and side garden which is fully enclosed and enjoys lawn and a large sun patio. Further attributes includes uPVC double glazing and gas radiator central heating via a complete new heating system.

This really is an individual and impressive detached family dwelling providing modern living for the modern family. Call Alan Hawkins Property Sales on 01793 840222 for a viewing.

Composite partially glazed front entrance door gives access to the

Entrance Hall

Skimmed pitched ceiling, ceiling light. Oak style laminate flooring, glazed door to

Hallway

Skimmed ceiling, pendant light, laminate flooring, double radiator, carpeted stair case to

Living Room

19'1 x 12'2 (5.82m x 3.71m)

Door to the living room with skimmed ceiling, 2 pendant lights, uPVC double glazed window to the front elevation, panelled window to the side elevation, double radiator, wood laminate flooring, log burning stove with Oak mantle over standing on a tiled hearth. Log store to side, television point, and large opening to an impressive

Kitchen/Dining/Family room

Laminate flooring, skimmed ceiling, 27 recessed LED down lights, 2 pendant lights. Kitchen comprises ‘shaker style’ light green matching wall and base units, a Korean resin work top with space for a range oven with tiled splash back and a stainless steel cooker hood. Base units comprise 2 pandal units, further draw units, corner carousel cupboard, inset one and a half bowl sinks with grooved drainer to side with double cupboard under. Further base units comprise of a single cupboard and corner cupboard peninsular breakfast bar area with a further 2 single cupboards under. Wall units comprise 3 glass fronted display cabinets and 3 single units and 1 corner unit. American style Fridge Freezer housing unit with top box storage over and tall larder cupboard to the side. Appliance space and plumbing for dish washer, designer upright vertical radiator, uPVC double glazed window to the rear elevation, large uPVC sliding patio door to the rear and a uPVC double glazed window to the side. Further extended fitted storage cupboards floor to ceiling with shelving and further cupboards under the stairs with lighting. Open doorway back into the hallway door to the

Utility Room

7'11 x 6'2 (2.41m x 1.88m)

Skimmed ceiling 4 LED recessed downlighters. Wall mounted Worcester Bosch condensing boiler supplying domestic hot water and central heating. Matching wall and base units under a stone effect post form work surface with inset stainless steel sink, single cupboard under, appliance space for washing machine and further space for a tumble dryer. Water softener and 2 double wall mounted matching cupboards with a partially glazed uPVC door to the side elevation, double radiator and wood laminate flooring plus an extractor fan and large in built wine rack. From the entrance hall door to

Cloakroom
Skimmed ceiling, ceiling light, uPVC obscure double glazed window to the side elevation. Low level WC, wash hand basin with tiled splash back, laminate flooring, double radiator and door to

Study/Playroom
14'1 x 8'4 (4.29m x 2.54m)
Large uPVC picture window to the front elevation. Louvre door to electric cupboard housing the meter and consumer trip switch unit. Further double and single louvre door to the storage cupboard. Carpeted staircase to the
First Floor Landing
Skimmed ceiling, pendant light, drop down loft hatch to the loft storage space with pull down loft ladder to a partially boarded loft storage area with lighting. Further to the landing there is a door to a storage cupboard/wardrobe with hanging space, lighting and a further door to an airing cupboard with a pressurised hot water cylinder supplying domestic hot water and central heating and timer controls. Double radiator to the landing. Door to

Master Bedroom
13'7" x 12'1 (4.14m x 3.68m)
Skimmed ceiling, pendant light, uPVC double glazed window to the rear elevation. Fitted carpet, double radiator, his and her wardrobes with automated lighting. Power sockets with USB charging points door to the

En Suite Shower Room
7'4 x 8'10 (2.24m x 2.69m)
Skimmed ceiling, 3 recessed downlights, extractor fan, double width walk in shower. Glass sliding shower screen free tiled surround plumbed shower. His and her wash hand basins, tiled splash back with storage under. White washed effect oak kardean style flooring, closed coupled WC, chrome heated towel rail uPVC obscure double glazed window to the side elevation.

Bedroom 2
12'4 x 10'0 min (3.76m x 3.05m min)
Skimmed ceiling, pendant light, uPVC double glazed window to the side elevation, fitted carpet, double radiator, television point, dressing area with 2 single wardrobes with automated lighting, Door to

En Suite Shower Room
6'6 x 8'3 (1.98m x 2.51m)
High pitched ceiling, 4 recessed LED lights, extractor fan, uPVC obscure panelled picture window to the front elevation. Wall hung wash basin with draw under, tiled splash back, corner mounted shower cubicle with glass shower screen, double shower, fully tiled surround, closed coupled WC, white oak effect kardean style flooring. Door to

Bedroom 3
11'1 x 13'3 min (3.38m x 4.04m min)
Skimmed ceiling, pendant light, uPVC double glazed window to the front elevation, uPVC double window to the side elevation, fitted carpet, double radiator, door to double wardrobe with hanging space and automated lighting. Television point, Door to

Bedroom 4
13'7 x 12'2 (4.14m x 3.71m)
Skimmed ceiling, pendant light, uPVC double glazed window to the rear elevation, double radiator, fitted carpet, power sockets with USB charging points. Television point. Door to

Bathroom
Skimmed ceiling, pendant light, uPVC obscure double glazed window to the side elevation, panelled bath with plumbed shower over, glass shower screen, tiled surround, chrome heated towel rail, wash hand basin with draw under, closed coupled WC, white washed oak kardean style flooring.

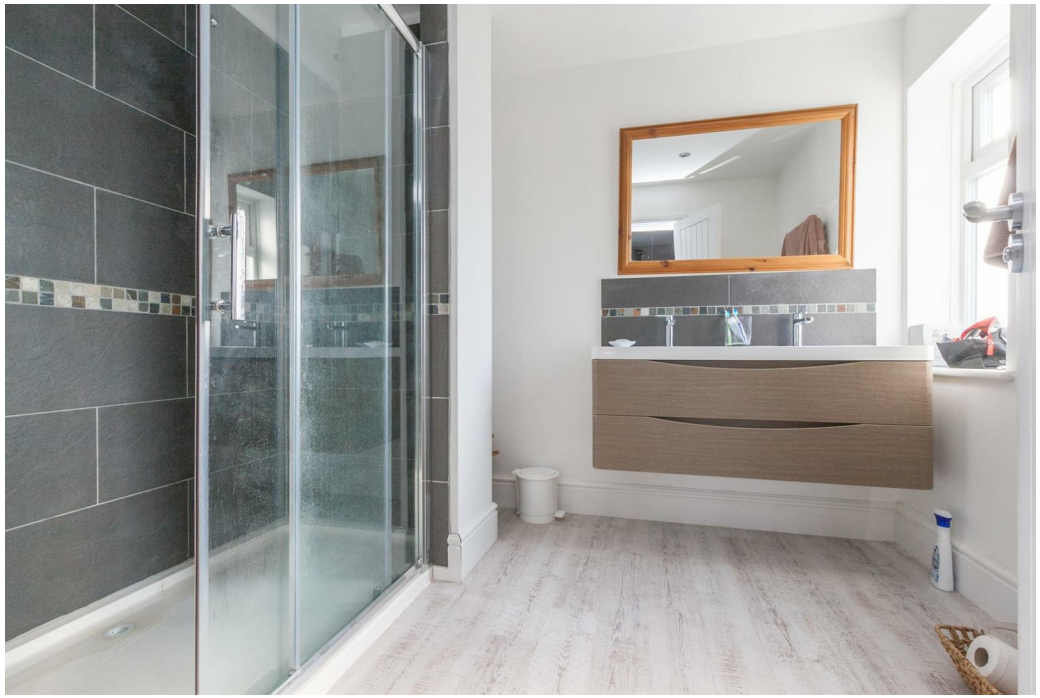
Outside and to the Rear
Rear and side garden with an easterly aspect . Garden laid to lawn enclosed by a closed board and panelled fencing. Patio area. Timber summer house. Side gated access. Outside lighting ,double uPVC fully glazed personal doors to the side garage with uPVC window lighting power and electric. Roller door to the front.

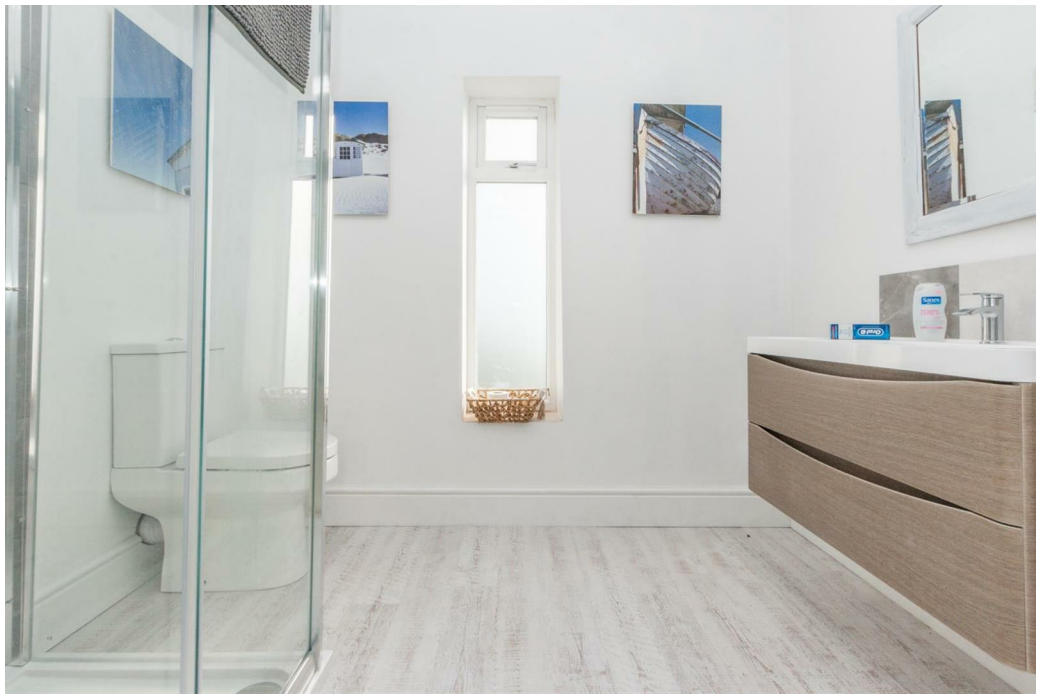
Outside and to the Front
Blocked paved driveway. Further gravelled area providing parking for several vehicles which then leads to the garage. Outside lighting.

Garage
18' x 10'10 (5.49m x 3.30m)
Up and over door with personal French door to the rear. uPVC double window to the side elevation. Electric light and power.

Viewings
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

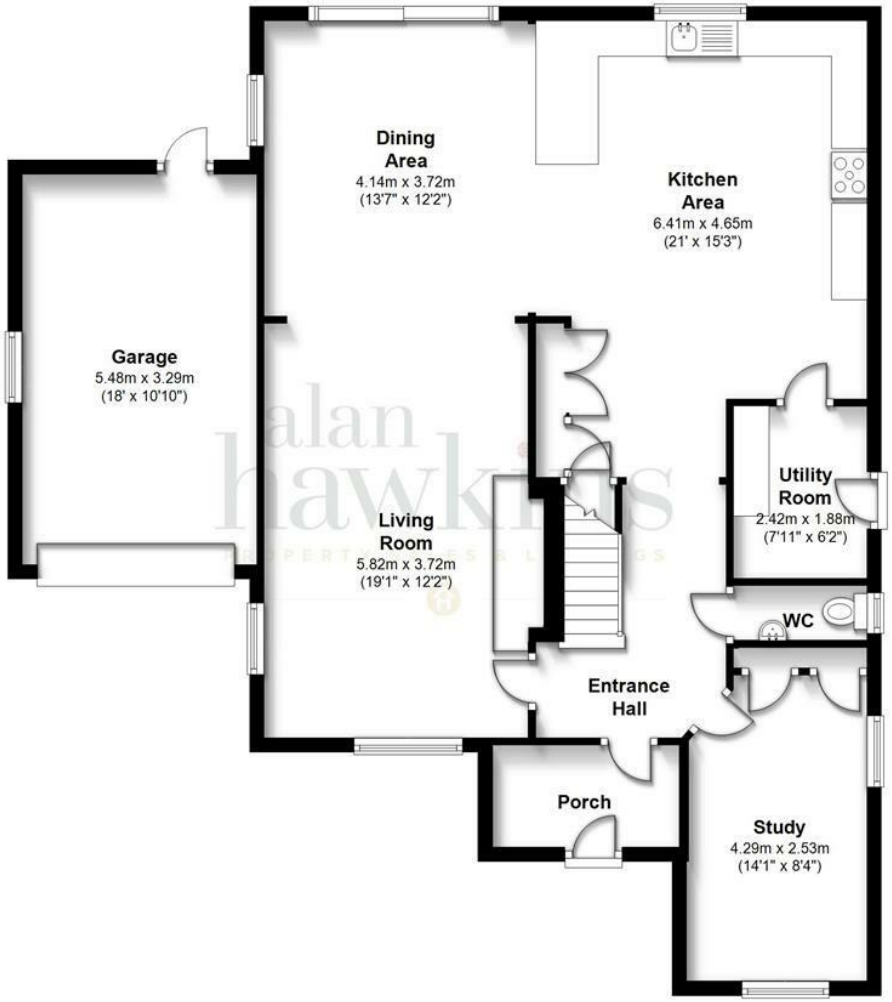
Council Tax - Wiltshire Council
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109





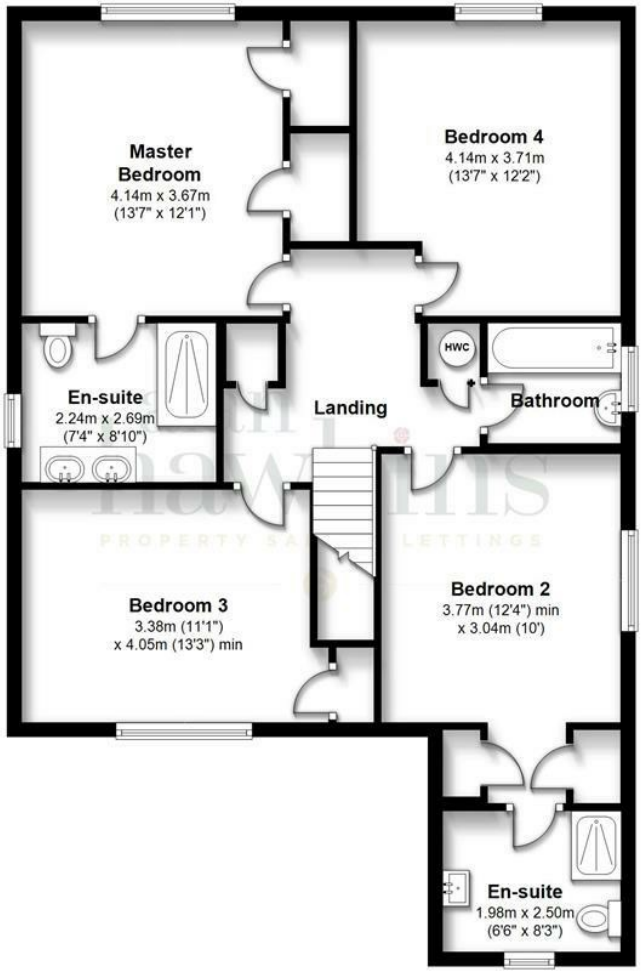
Ground Floor

Approx. 115.6 sq. metres (1243.8 sq. feet)



First Floor

Approx. 90.3 sq. metres (971.8 sq. feet)



Total area: approx. 205.8 sq. metres (2215.7 sq. feet)

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Plan produced using PlanUp.

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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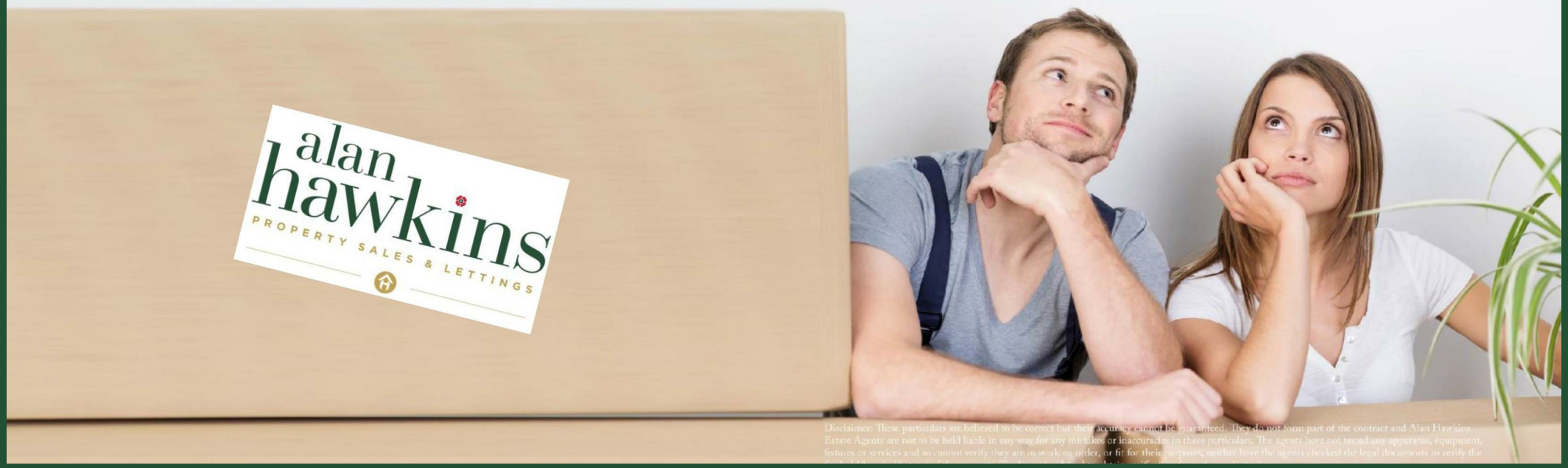

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