alan hawkins

PROPERTY SALES & LETTINGS

33 Home Ground, Woodshaw, Royal Wootton Bassett, SN4 8NB

- Extended 4 Bedroom Detached
- Generous Plot Size
- Planning Permission For Further Extension Granted
- Double Garage
- Impressive Kitchen/Diner
- Refitted En-Suite
- Refitted Bathroom
- Small Block Paved Cul-De-Sac Location
- Viewing Highly Recommended

33 Home Ground, Woodshaw, Royal Wootton Bassett, SN4 8NB

£405,000

An extended four bedroom detached house with DOUBLE GARAGE and planning permission for further extensions (Planning no. 16/07055/FUL) situated in a small cul-de-sac location in the established and favoured cul-de-sac in Woodshaw, Royal Wootton Bassett.
This very well presented and modernised family house comprises an entrance hall with generous storage, cloakroom, an extended and light kitchen/breakfast room with ample white fronted units and access to the study/playroom, cloakroom and a dual aspect lounge with a gas flame fire and box bay window to the front and French doors to the rear. To the first floor are 4 good bedrooms, the master with an appealing refitted en-suite shower room whilst the other 3 bedrooms are serviced by a modern family bathroom. To the outside is a double width block paved driveway leading to the double garage whilst to the rear is a larger than average rear garden laid to lawn with a patio to the immediate rear and a side garden which could provide additional parking for a caravan or boat if desired. All-in-all a superb family home that must be viewed. Call Alan Hawkins Property Sales today on 01793 840222.

Canopied front entrance door with composite partially glazed front door which gives access to the

Entrance Hall

Skimmed ceiling. Pendant light. wood laminate flooring. Carpeted staircase to the first floor landing with a 90 degree return. uPVC double glazed window to the front elevation with vertical blind. Wall mounted thermostat control unit for the domestic hot water and central heating. Double radiator. Double panelled doors to the double cloaks cupboard with hanging space, shelving and automatic light. Further door to the under stair storage cupboard. Panelled door to the

Cloakroom

Textured ceiling. Ceiling light. uPVC obscure top hung double glazed window to the front elevation with Roman blind. Modern suite with close coupled w.c Vanity wash hand basin with cupboards under. Mosaic tiled splash back. Chrome heated towel rail. Tiled flooring. Wall mounted consumer trip switch unit.

Open Plan Kitchen/Diner

19'4 x 16'8 (5.89m x 5.08m)

Kitchen Area: Skimmed and coved ceiling. Two four way track spotlights. uPVC double glazed window to the rear elevation with roller blind. Fully glazed uPVC door to the rear garden. Gloss white fronted matching wall and base units under a stone effect rolled top work surface with inset one and half bowl stainless steel sink with a drainer to the side, appliance space and plumbing under for a dishwasher. Further appliance space with plumbing for washing machine. Integrated built-in double oven under a four ring gas hob with tiled splash backs. Base units comprise four single cupboards and two corner cupboards. Further work surface with three single cupboards and further corner cupboard. Space for upright fridge/freezer. Wall units comprise one double and further cupboard housing a a British Gas boiler supplying domestic hot water and central heating.

Dining Area

Skimmed and coved ceiling. Four way track spot lights and further matching gloss white fronted base units under a stone effect rolled top work surface with four singles, one double and drawer unit under. double radiator. Wood laminate flooring. uPVC double glazed picture window to the rear elevation with vertical blind.

Study

12'2 x 7'5 (3.71m x 2.26m)

Textured and coved ceiling. Two three way spot lights. Floor to ceiling picture window to the rear elevation with vertical blinds. Fitted carpet. Double radiator. Telephone point. 'Sky' co-ax lead (subject to contract).

From the entrance hall door to the

Dual Aspect Lounge

19'7 x 11'4 (5.97m x 3.45m)

Textured and coved ceiling. Two pendant lights. Box bay uPVC double glazed window to the front elevation with vertical blinds. Double radiator. Fitted carpet. Gas point with gas flame fire on a granite hearth with backing and fire surround. Two single radiators. Double uPVC French doors to the rear patio with vertical blinds. Telephone point. Television point. 'Sky' co-ax lead (subject to contract). Cable television point (subject to contract).

From the entrance hall a carpeted staircase to the

First Floor Landing

Skimmed ceiling. uPVC double glazed window to the front elevation with vertical blind. Loft hatch to the to the partially boarded loft storage space with pull down steps. Panelled door to the airing cupboard housing a pressurised hot water cylinder with an immersion heater and timer controls for the domestic hot water and central heating.

Master Bedroom

11'6 x 11'5 (3.51m x 3.48m)

Textured and coved ceiling. Pendant light. Fitted carpet. Single radiator. uPVC double glazed window to the rear elevation. Television co-ax lead. Panelled door to the

Refitted En-Suite Shower Room

Skimmed ceiling. Three way LED spot light. Extractor. uPVC obscure top hung double glazed window to the rear elevation. Modern bathroom suite with close coupled w.c with concealed cistern. Vanity wash hand basin with double cupboard under. Tiled surrounds. Chrome heated towel rail. Mirror fronted cupboards. Bi-fold glass door to the shower cubicle with plumbed shower. Wall mounted vanity light with shaver point. Tiled flooring. Further storage cupboard.

Bedroom Two

11'6 x 10'8 max (3.51m x 3.25m max)

Textured and coved ceiling. Pendant light. Fitted carpet. Single radiator. uPVC double glazed box bay window to the front elevation with broken views. Television co-ax lead extension.

Bedroom Three

11'5 x 7'10 (3.48m x 2.39m)

Textured and coved ceiling. Pendant light. uPVC double glazed window to the rear elevation. Television co-ax lead extension.

Bedroom Four

7'11 x 7'10 (2.41m x 2.39m)

Textured and coved ceiling. Pendant light. uPVC double glazed window to the front elevation. Single radiator. Fitted carpet.

Refitted Family Bathroom

Skimmed ceiling. Three recessed spot lights. Extractor Fan. uPVC obscure double glazed top hung window to the rear elevation with blind. Modern suite comprising of panelled bath, with plumbed shower over, shower screen and fully tiled surrounds. Close coupled w.c. Vanity wash hand basin with storage cupboard under. Chrome heated towel rail. Tiled flooring. Vanity mirror with LED lights. Wall mounted bathroom cupboard.

Outside To The Front

Double width block paved driveway leading to the up and over doors. Garden laid to gravel with flower bed and side gated access to the rear garden. Outside courtesy lighting.

Double Garage

16'9 x 16'2 (5.11m x 4.93m)

Power and lighting. Two up and over doors. Eaves storage over.

Outside To The Rear

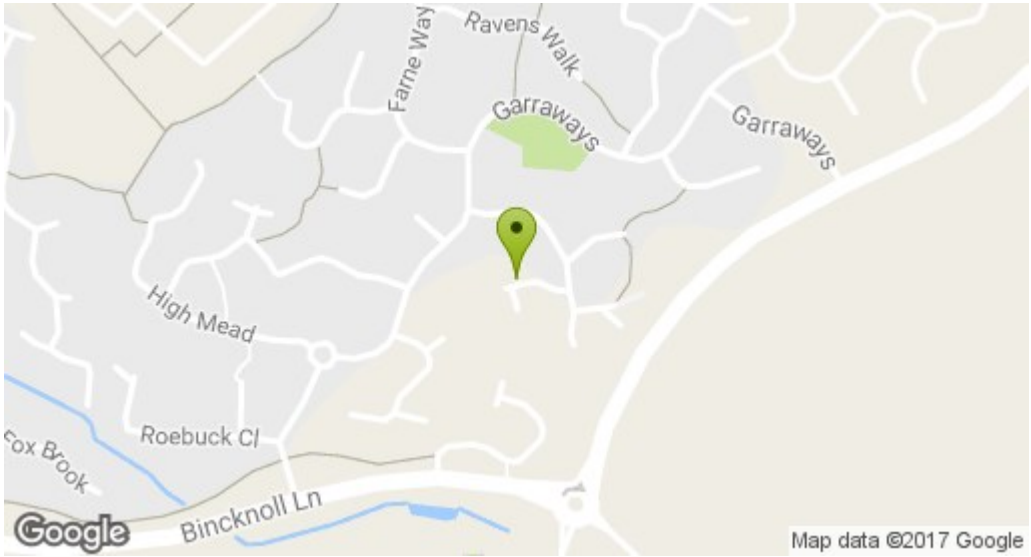
Full width patio with a raised garden with a north west aspect. Side garden with patio and a gravelled area. Raised lawn with brick retaining walls. Enclosed by close board fencing. Raised further patio area with timber garden shed and further garden laid to lawn. Side gated access. Personal door to the garage. Outside lighting. Outside cold water tap.

Viewings

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

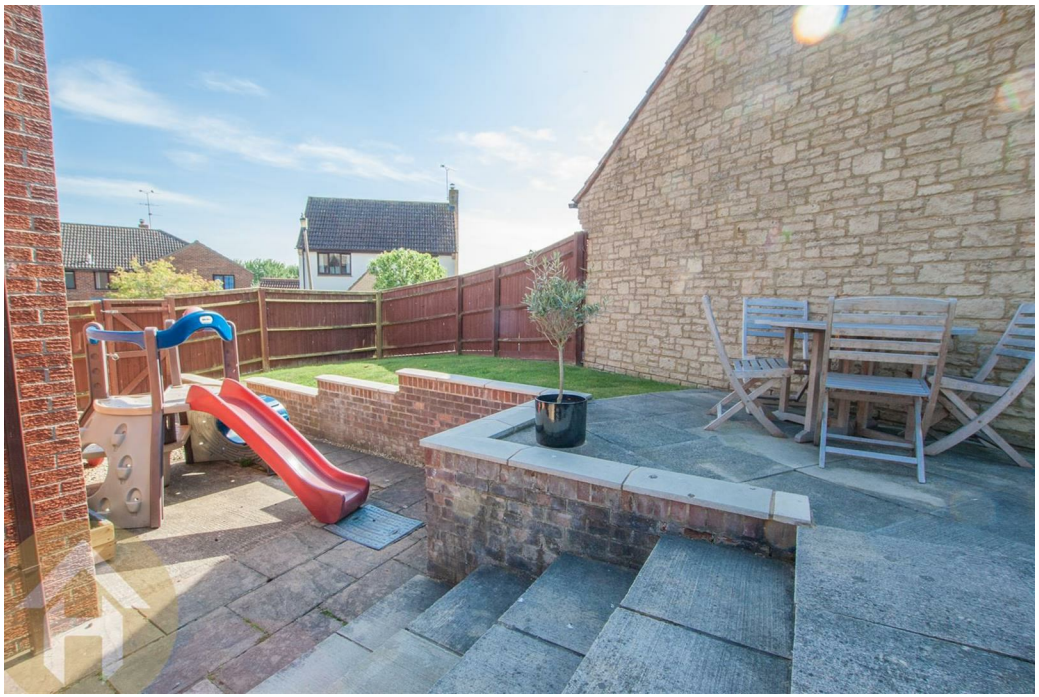
Council Tax - Wiltshire Council

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



HOUSE
RULES

LOVE

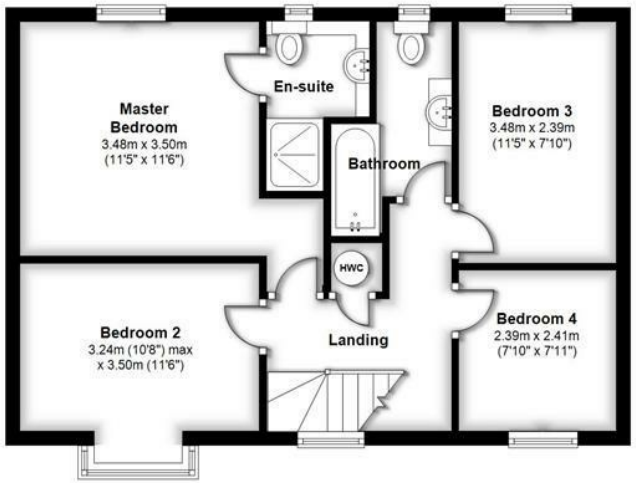


Ground Floor

Approx. 90.5 sq. metres (974.6 sq. feet)

First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 143.1 sq. metres (1540.3 sq. feet)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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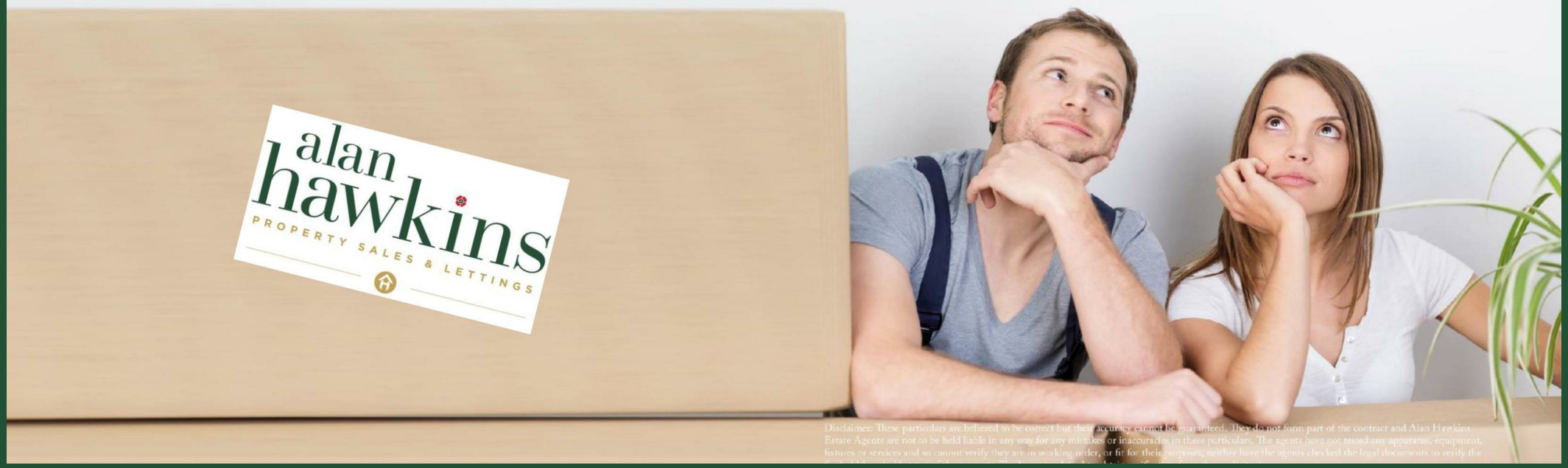

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