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PROPERTY SALES & LETTINGS

Crosstrees, Royal Wootton Bassett, SN4 8FB

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- Attractive 3 Bedroom Detached House
- No Onward Chain
- Parking for at least 3-4 vehicles.
- Kitchen/Diner with Integrated Appliances
- Built-in Wardrobes (to Beds 1+2)

- Two garages
- Occupying a Generous Plot
- Dual Aspect Lounge with Bespoke fitted furniture
- Split Level Garden
- Viewing Highly Recommended.

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10 Crosstrees Royal Wootton Bassett, SN4 8FB

£375,000

A desirable and beautifully presented three-bedroom detached home, built by Messrs Wainhomes, offering stylish and contemporary living throughout. The welcoming interior features an entrance hall with cloakroom, a bright and airy dual-aspect lounge enhanced by bespoke fitted furniture, and a spacious kitchen/diner thoughtfully laid out with French doors opening onto a split-level, mature rear garden.

Upstairs, three generously sized double bedrooms provide comfortable accommodation, with the principal bedroom benefiting from a private en-suite. Both the first and second bedrooms include an attractive range of fitted wardrobes. Outside, the mature rear garden creates a peaceful and inviting retreat, while gated side access leads to the front, where there are two garages and ample driveway parking.

An excellent opportunity to secure a well-designed home in a sought-after location. To arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63

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

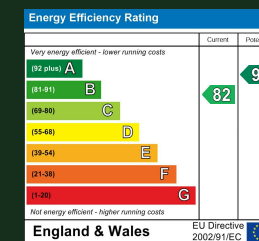
Tenure

Freehold (House).
Garages: Leasehold with peppercorn rent

Management Fee: £153.39 p/a (2025)

Flood Risk: Very Low
Internet Speeds: upto 1000 mbps
Gas: Mains
Electric: Mains
Water & Waste: Mains

Energy Efficiency Rating (England & Wales)

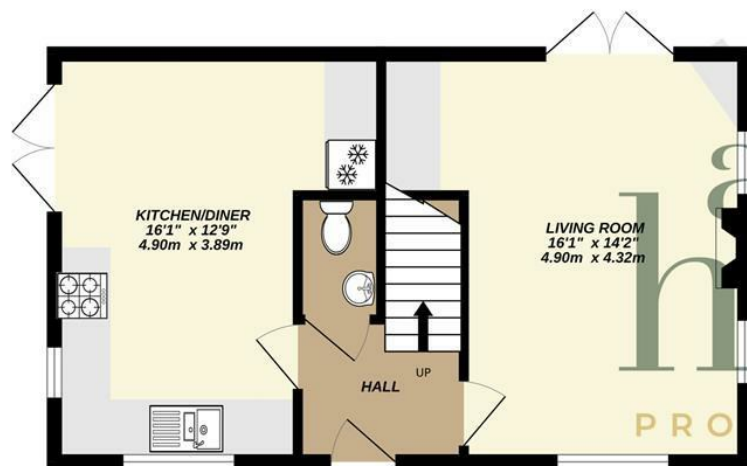








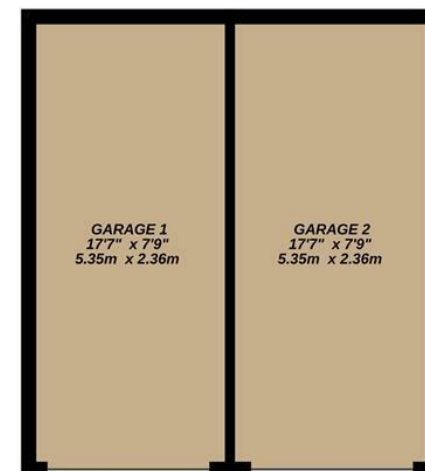
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



GARAGES
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

