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PROPERTY SALES & LETTINGS

Da Vinci Walk, Royal Wootton Bassett, SN4 7FG

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- Three/Four Bedroom House
- Downstairs WC
- Downstairs Bedroom/Home Office
- Bedroom One With En-Suite Shower Room
- Parking & Garage
- Three Double Bedrooms
- Open Plan Kitchen/Diner/Family Room
- First Floor Living Room
- Landscaped Rear Garden

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# 3 Da Vinci Walk

## Royal Wootton Bassett, SN4 7FG

£315,000

Ideally situated in a traffic-free mews-style setting in Royal Wootton Bassett, this beautifully presented three double bedroom townhouse offers generous living space across three floors - perfect for modern family life.

Immaculately maintained and ready to move into, the home comes with gas central heating, uPVC double glazing, a landscaped garden and a garage located at the rear.

The internal accomodation offers an entrance hallway with storage cupboard and a handy downstairs cloakroom, a versatile front room that's ideal as a study/home office space or fourth bedroom and a spacious open plan kitchen/dining/family room to the rear with doors leading out to the rear garden.

The first floor offers a cosy living room with stylish window shutters overlooking the rear garden, along with the primary bedroom which features fitted wardrobes and its own en-suite shower room. The top floor has two further generous double bedrooms and a modern family bathroom.

Outside, the property has great kerb appeal with a smart pillared entrance and railings. The rear garden is around 30ft long, fully enclosed and thoughtfully arranged over two levels with paving and decking, perfect for relaxing or entertaining. A gate at the back provides easy pedestrian access to the garage and parking space behind.

A lovely property which must be viewed.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band D For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

### Management Fee £0

Gas - Mains

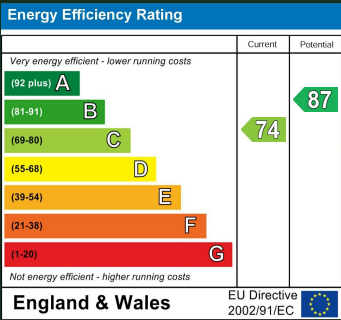
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)













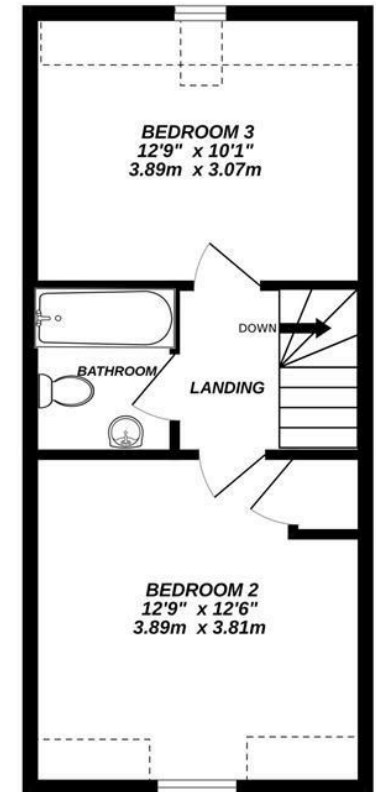
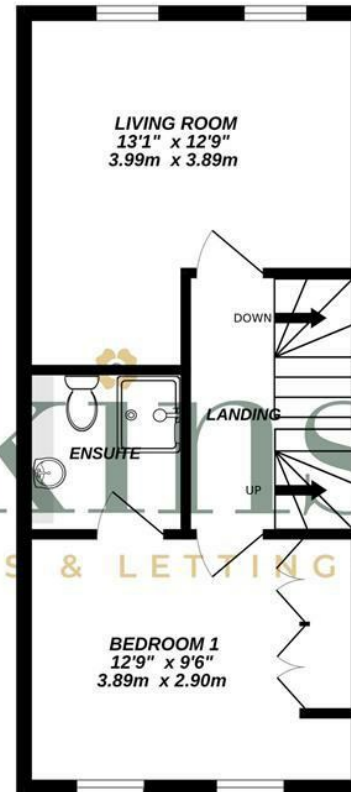
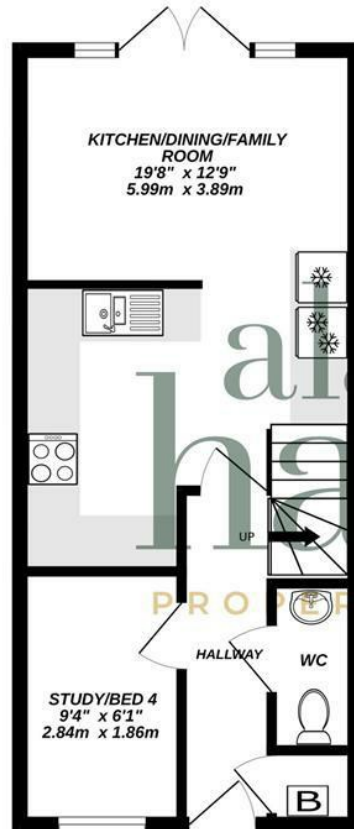


**GARAGE**  
153 sq.ft. (14.2 sq.m.) approx.

**GROUND FLOOR**  
367 sq.ft. (34.1 sq.m.) approx.

**1ST FLOOR**  
369 sq.ft. (34.3 sq.m.) approx.

**2ND FLOOR**  
369 sq.ft. (34.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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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## Alan Hawkins

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