



Saffron Close, Royal Wootton Bassett, SN4 7JB

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- Three Bedroom Semi Detached
- Extended Garden Room
- Kitchen/Diner
- Driveway Parking
- Modern Worcester Boiler
- Popular Green Park Area
- Utility & WC
- Attached Garage
- Upvc Double Glazing
- Well Maintained

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57 Saffron Close Royal Wootton Bassett, SN4 7JB

£325,000

Ideally located just moments from Jubilee Lake and within a 5-minute walk of Royal Wootton Bassett Academy, this beautifully improved three-bedroom semi-detached extended house offers modern, stylish living in a popular and established setting.

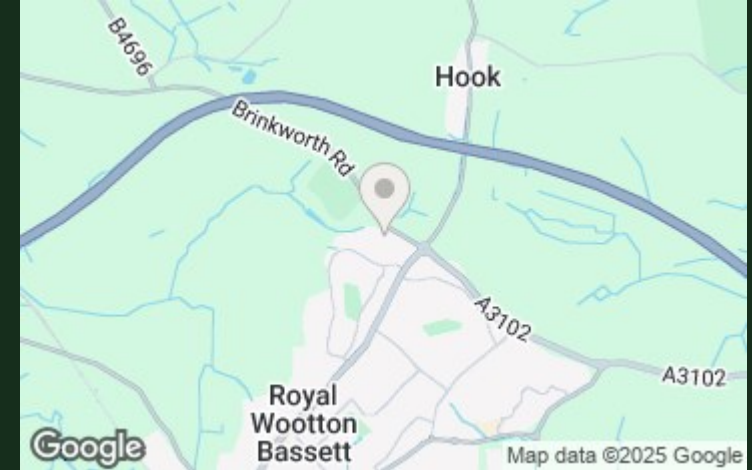
The property comprises an entrance porch leading into a bright living room, a kitchen/diner to the rear with the useful addition of a separate utility area with underfloor heating and direct access into the attached garage and downstairs cloakroom. Patio doors from the kitchen lead to a spacious garden room benefiting replacement uPVC double glazed windows, French doors to the rear garden and replacement pitch tiled roof. To the first floor are three bedrooms, two of which are double in size with

built in wardrobes to bedroom one and a family bathroom.

Outside is a fully enclosed garden offers a perfect blend of relaxation and entertainment with a patio seating area and garden laid to lawn.

Additional benefits of this home include uPVC double glazing and gas central heating via a modern Worcester boiler installed in November 2021.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today 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

Tenure

Freehold

Gas - Mains

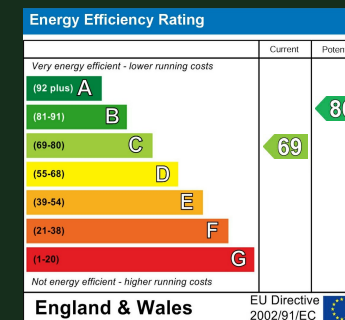
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

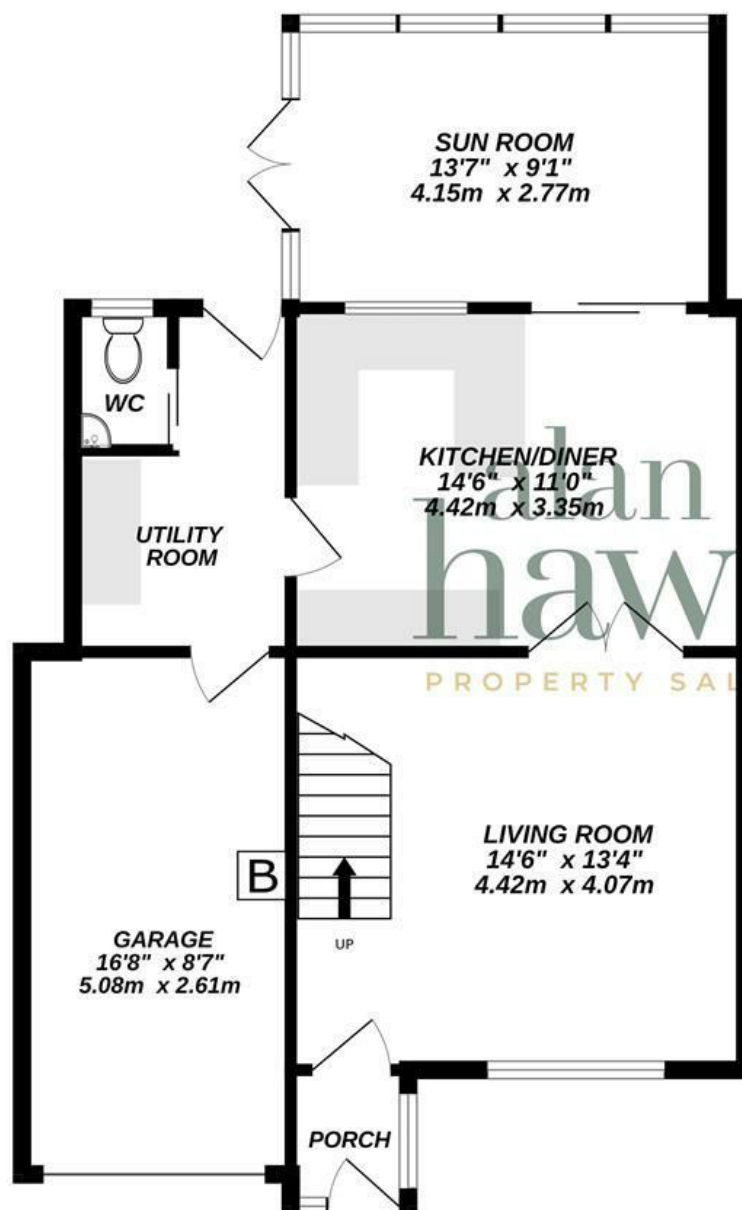




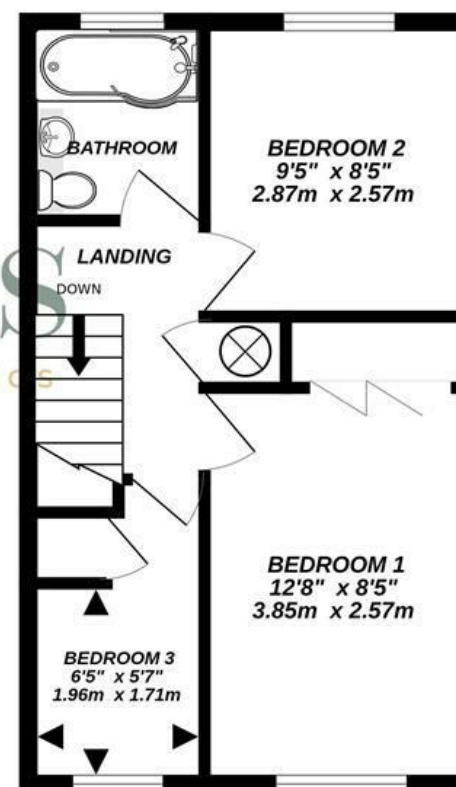




GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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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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.



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