



5 Otter Way, Royal Wootton Bassett, SN4 7SH



- Three Bedroom Detached
- Attached Garage
- Private Rear Garden
- Block Paved Drive Way
- Three Reception Rooms
- Utility Room
- Cloakroom
- En-Suite Shower Room
- No Onward Chain
- Virtual Viewing Available

5 Otter Way, Royal Wootton Bassett, SN4 7SH

£337,500

Available to purchase having NO ONWARD CHAIN is this very attractive and much improved three bedroom detached family home benefiting an attached garage to the side with planning permission previously granted to further extend into a four bedroom home. This property is conveniently located within Royal Wootton Bassett with a bus stop just yards away at the end of the road, a 10-15 minute walk to the towns high street and a just short drive to J16 of the M4 motorway, perfect for commuting.

The internal accommodation offers an entrance porch and hallway to the front, a separate dining room siding onto the kitchen proving the option to open up into a kitchen/diner, inner hallway with downstairs WC and utility room, a 15ft living room with feature gas fireplace & French doors opening to the family room benefiting internal access to the attached garage and access into the private rear garden.

The first floor has a family bathroom and three bedrooms with the master having an en-suite shower room.

Further benefits include, gas radiator central heating via a 'Worcester' boiler installed approx 2016, uPVC double glazed windows, block paved triple driveway and side gated access into the rear garden.

A fantastic property which must be viewed!

Council Tax - Wiltshire Council

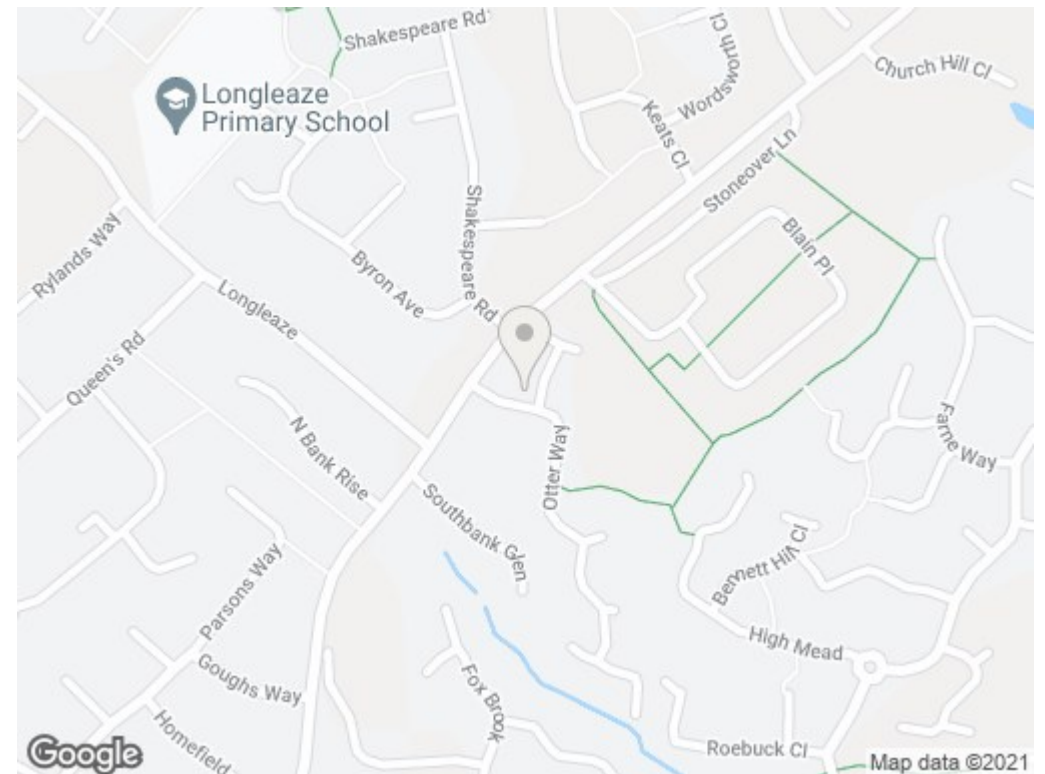
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

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

Virtual Video Tour

A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.



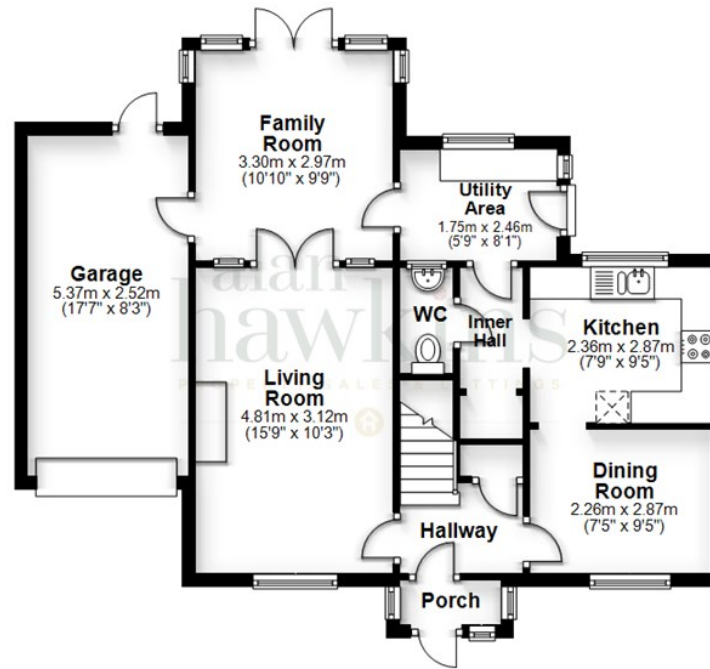






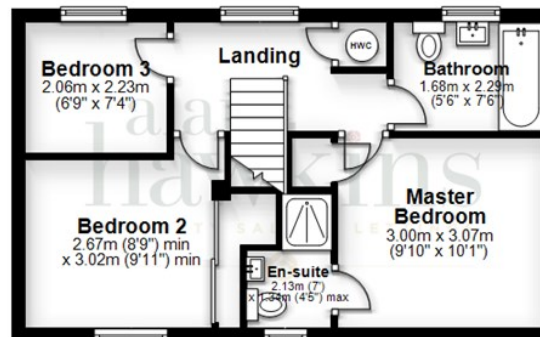
Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 107.6 sq. metres (1158.3 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, 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.

alanhawkins.co.uk



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

