



4 Carrington Gardens, Royal Wootton Bassett, SN4 7GZ

- Detached House
- Three Bedrooms
- Two Receptions
- Kitchen/Breakfast Room
- Corner Plot with Side and Rear Garden
- 2006 Build
- Dble Glazg + Gas C/htg
- Brand New Boiler
- NO ONWARD CHAIN



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£274,950

An attractive 3 bedroom detached house with constructed in c2007 within this small courtyard development of just 5 houses located on the fringe of Royal Wootton Bassett, just a short walk from the local 'Jubilee Lake' and Royal Wootton Bassett Academy. Being offered with NO ONWARD CHAIN and a BRAND NEW boiler, the accommodation is very well presented and provides some delightful personal detailing, comprises in brief an entrance hall, cloakroom, lounge leading to a rear sun lounge/dining room and a modernised kitchen/breakfast room with integrated appliances and breakfast bar. To the first floor are three well proportioned bedrooms, all benefiting from built-in wardrobes. There is a main family bathroom with the master bedroom enjoying an en-suite shower room. Further attributes to this particular property include a side and rear enclosed garden with side gated access, a block paved driveway to the garage, gas central heating with a newly installed boiler and sealed double glazed windows. Offered with no onward chain. Viewing is highly recommended.

Front entrance door giving access to:

Entrance Hall

Skimmed coved ceiling, pendant light, single radiator. Oak laminate flooring. Staircase with 90 degree return to the first floor landing. Under stairs storage cupboard. Sealed unit double glazed window to the front elevation with bespoke shutters. Panelled doors to:

Cloakroom

Skimmed ceiling. Ceiling light. Extractor fan. Wood effect vinyl flooring. Chrome heated towel rail. Close coupled WC. Wash hand basin with tiled splash back.

Kitchen/Breakfast Room

14' x 7'10 (4.27m x 2.39m)

Skimmed ceiling. Eight LED down lights. Matching white fronted wall and base units under solid beech block work surfaces with ceramic sink with drainer to side and cupboard under. Integrated Pro-Line dishwasher to side. Further base units comprising two further corner cupboard and one single cupboard. Under surface appliance space and plumbing for washing machine. Integrated electric 'Beko' oven with matching four ring gas hob over. Cooker hood over. Tiled splash backs. Wall units comprising one double and four single cupboards. Under pelmet lighting. uPVC double glazed window to the front elevation. Tiled flooring. Further bespoke built-in storage comprising one tall storage cupboard. Housing for a free standing fridge/freezer with top box storage over. Radiator with built-in radiator cover. Partially glazed personal door to the side garden.

From the entrance hall panelled door gives access to the living room.

Living Room

14'5 x 11'11 max (4.39m x 3.63m max)

Skimmed ceiling. Coving. Pendant light. Two sealed unit double glazed windows to the rear elevation with fitted shutters. Oak laminate flooring. Open doorway through to the dining room.

Dining Room

9'4 x 8'3 (2.84m x 2.51m)

Skimmed ceiling. Pendant light. Single radiator. Oak laminate flooring, wood panelling to mid height. Sealed unit double glazed french doors to the rear garden with two side panel windows. Further sealed unit double glazed window to the side.

Landing

Loft access with fold down ladder to the loft storage. Oak laminate flooring. Single radiator. Panelled door to:

Bedroom One

12'1 x 9'3 (3.68m x 2.82m)

Skimmed ceiling. Pendant light. Two sealed unit double glazed windows to the rear elevation. Double radiator. Fitted carpet. Telephone point. Two double doors to built-in wardrobe with hanging space and shelving over. TV point. Panelled door to:

En-Suite Shower Room

10'9 x 4'9 (3.28m x 1.45m)

Skimmed ceiling. Three LED down lights. Extractor fan. Shower cubicle with plumbed shower, glass shower screen. Pedestal wash hand basin. Close coupled WC. Tiled effect vinyl flooring. Opaque double glazed sealed unit window to the side elevation. Shaver point.

Bedroom Two

12'5 x 8'4 (3.78m x 2.54m)

Skimmed ceiling. Pendant light. Sealed unit double glazed dormer window to the front elevation. Fitted carpets. Double radiator. TV point. Telephone point. Double doors to built-in wardrobe with hanging space and shelving. Further double doors to an airing cupboard housing pressurised lagged hot water cylinder.

Bedroom Three

10'8 x 7'9 (3.25m x 2.36m)

Skimmed ceiling. Pendant light. Two sealed unit double glazed windows to the front elevation. Fitted carpet. Double radiator. Bulk head recess. TV Point. Telephone point. Double doors to a bulk head cupboard.

Family Bathroom

8' x 6' (2.44m x 1.83m)

Skimmed ceiling. Four halogen down lights. Extractor fan. Sealed unit opaque double glazed window to side elevation. 'P' shaped bath with shower over, glass shower screen. Tiled surrounds. Close coupled WC. Pedestal wash hand basin. Tiled splash backs. Shaver point. Chrome heated towel rail. Tiled effect vinyl flooring.

Outside to the Front

Block paved driveway providing off road parking, leading to the garage.

Garage

15'8 x 8'7 (4.78m x 2.62m)

Timber up and over door. Power and lighting housing a new condensing boiler supplying the domestic hot water and central heating. (at point of typing - boiler still to be installed) Further gravelled area providing off road parking gated side access to the side garden.

Side Garden

South easterly aspect, laid to lawn. Timber garden shed and a raised decked seating area. Enclosed by close board fencing. Access to the rear garden.

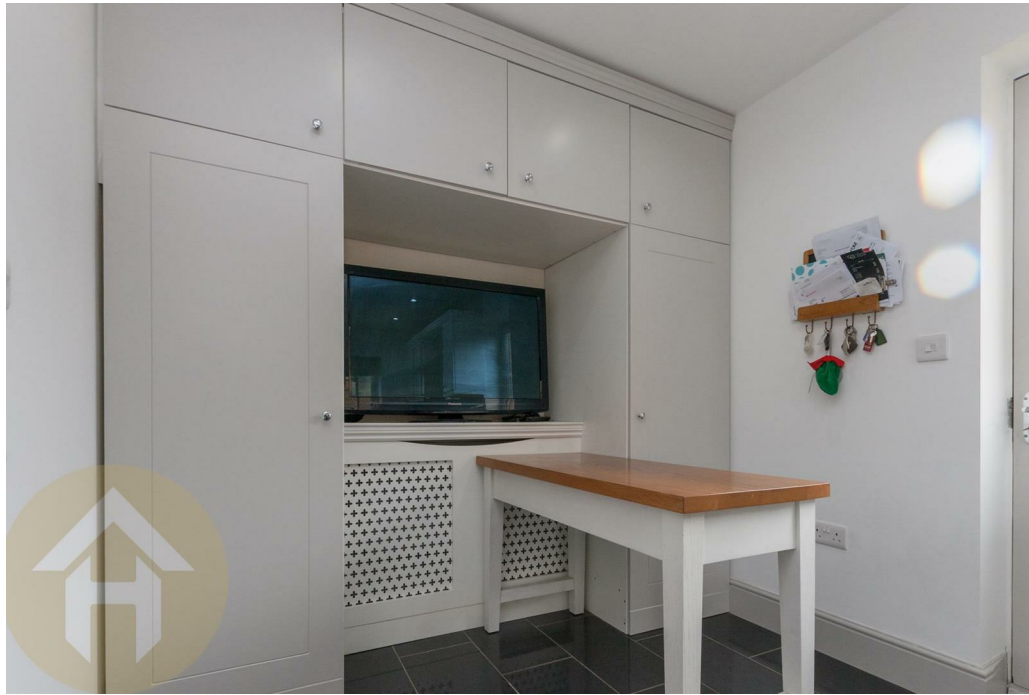
Rear Garden

North easterly aspect, laid to lawn. Enclosed by close board fencing. Sun patio to the immediate rear. Outside lighting. Further side gated access.

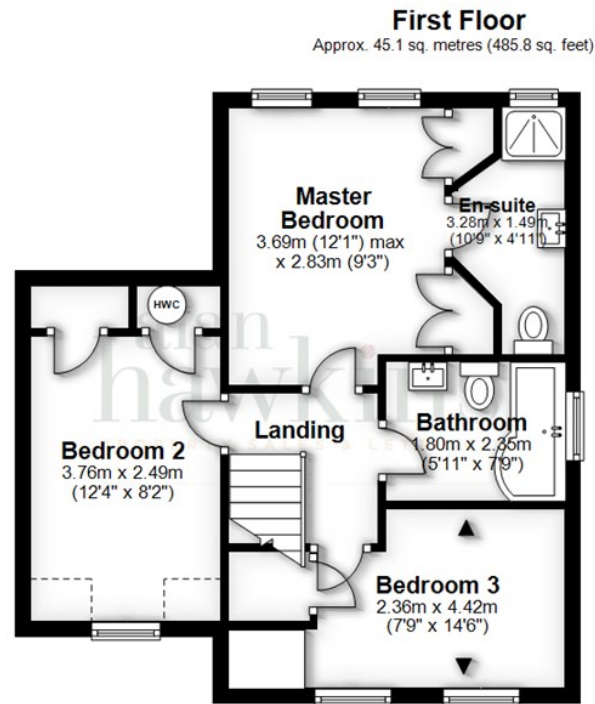
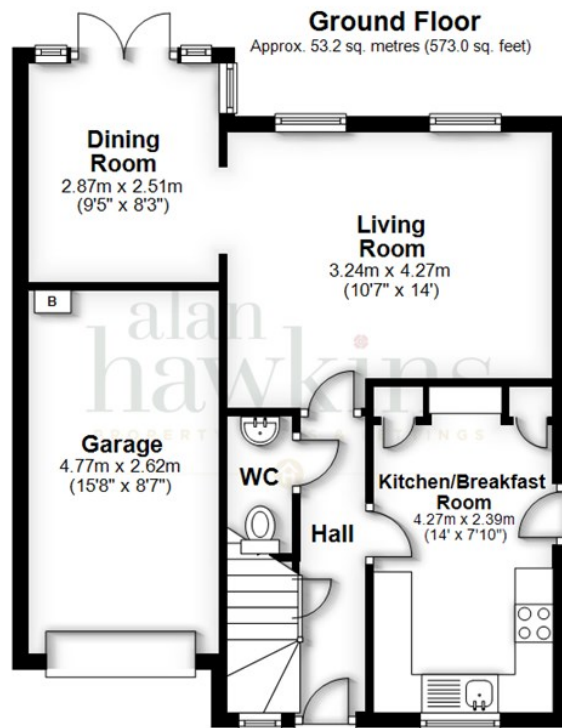
Council Tax - Wiltshire Council

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









Total area: approx. 98.4 sq. metres (1058.8 sq. feet)

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