alan hawkins
PROPERTY SALES & LETTINGS

1 Churn Way, Royal Wootton Bassett, SN4 7FZ

• 4 Bedroom Detached House
• 2015 Constructed
• Two Receptions
• Kitchen/Breakfast Room
• En-Suite Shower Room
• Garage + Gated Parking
• 7 Yr NHBC Warranty

1 Churn Way, Royal Wootton Bassett, SN4 7FZ

£320,000

A modern and nearly new 4 bedroom detached house constructed by Messrs 'Persimmon Homes' completed early 2015 and situated in a popular development in the market town of Royal Wootton Bassett offering many amenities, excellent schools and access to the M4 j16.

This particular property offers a spacious hallway with excellent storage, cloakroom and double doors to a dining room (currently a playroom), the lounge measures over 21ft in length and is dual aspect with French doors to the rear garden. The kitchen/breakfast room is well proportioned with ample storage and also offers a separate utility area, again with access to the rear garden. To the first floor are 4 generous bedrooms and a family bathroom, three of which are double in size and the forth being a large single. The master enjoys the use of an en-suite shower room and fitted wardrobes, and there is also built-in wardrobes to bedroom three. To the outside is a walled and gated front entrance, whilst to the rear, a gated driveway leads to the garage (with power and lighting) which is open to rear walled garden with a patio area and lawn.

Further attributes include uPVC double glazing, gas central heating and the remainder of a 10 year NHBC Warranty.

This is a generous and inviting family home that must be viewed. Call Alan Hawkins Property Sales on 01793 840222 to arrange a viewing.

Partially glazed front entrance door to the

Entrance Hall

Skimmed ceiling. Pendant light. Fitted carpet. Single radiator. Carpeted staircase to the first floor landing. Under stair recess. Panelled door to storage cupboard. Wall mounted heater controls for the domestic hot water and central heating. Telephone point. Panelled door to the

Dual Aspect Lounge

21'6 x 10'3 (6.55m x 3.12m)

Skimmed ceiling. Two three way pendant lights. uPVC French doors to the rear garden. uPVC double glazed window to the front elevation. Two single radiators. Television point. Double doors through to the

Dining Room

10'4 x 9'7 (3.15m x 2.92m)

Skimmed ceiling. Pendant light. uPVC double glazed windows to the side elevation and the front elevation. Single radiator. Fitted carpet.

Panelled door to the

Kitchen/Breakfast Room

16'6 max (9'7 min) x 10'10 (5.03m max (2.92m min) x 3.30m)

Skimmed ceiling. Four way track spotlight. uPVC double glazed window to the rear elevation. Light wood grain matching wall and base units under a contrast granite effect work surface with inset stainless steel one and half bowl sink with drainer to the side with double cupboard under. Appliance space and plumbing for dishwasher. Further base units comprise one corner, one double and a drawer unit. 'Electrolux' double oven and a four ring 'Electrolux' halogen hob with stainless steel splash back and cooker hood over. Matching wall units comprise three single cupboards and one double. Tiled effect vinyl flooring. Single radiator.

Utility Area

Pendant light. Further work surface with under surface appliance space with plumbing for washing machine. Single cupboard to the side. Wall mounted 'Ideal Logic' combination boiler supplying the domestic hot water and central heating. Space for free standing fridge/freezer. Partially glazed door to the rear garden.

From the hallway door to a

Cloakroom

Skimmed ceiling. Ceiling light. Extractor fan. Close coupled w.c. Pedestal wash hand basin with tiled splash back. Vinyl flooring. Single radiator.

Carpeted staircase to the

First Floor Landing

Loft hatch to the loft storage space. Pendant light. Door to an airing cupboard. Panelled door to the

Master Bedroom

12'6 x 9'8 (3.81m x 2.95m)

Skimmed ceiling. Pendant light. Fitted carpet. Double wardrobe with floor to ceiling

mirror fronted sliding doors. Single radiator. uPVC double glazed window to the rear elevation. Television point. Wall mounted thermostat control with timer controls for the central heating and hot water. Panelled door to the

En-Suite Shower Room

Skimmed ceiling. Extractor fan. Ceiling light. Corner shower cubicle. Pedestal wash hand basin. Close coupled w.c. Obscure uPVC double glazed window to the rear elevation. Single radiator. Wood effect vinyl flooring.

Bedroom Two

13'6 x 8'7 (4.11m x 2.62m)

Skimmed ceiling. Pendant light. uPVC double glazed window to the front elevation. Single radiator. Fitted carpet.

Bedroom Three

10'5 x 9'2 (3.18m x 2.79m)

Skimmed ceiling. Pendant light. uPVC double glazed window to the front elevation. Single radiator. Double panelled doors to a built-in wardrobe with hanging space and shelving.

Bedroom Four

11'11 x 6'7 (3.63m x 2.01m)

Skimmed ceiling. Pendant light. uPVC double glazed window to the rear elevation. Fitted carpet, Single radiator,

Family Bathroom

Skimmed ceiling. Ceiling light. Obscure double glazed window to the rear elevation. Panelled bath with tiled surrounds. Close coupled w.c. Pedestal wash hand basin. Single radiator. Wood effect vinyl flooring. Extractor fan.

Outside To The Front

Walled front garden with cast iron railings. Storm porch. Outside courtesy light.

Outisde To The Rear

34'0 x 32'0 (10.36m x 9.75m)

Enclosed rear garden. Full width patio. Garden laid to lawn. Enclosed by brick walling and panelled fencing with gated access to the tarmac driveway which in turn leads to the garage. Side gated access.

Garage

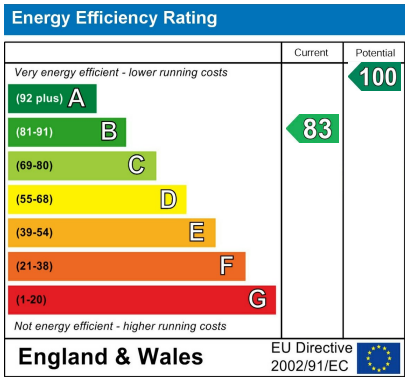
Up and over door. Power and lighting. Eaves storage over. Outside lighting.

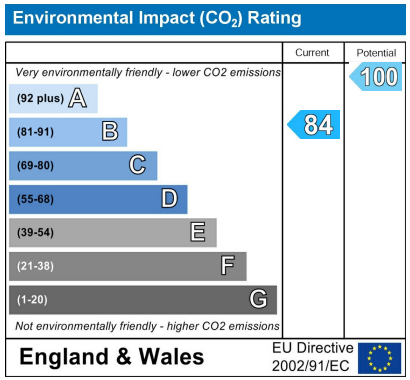
Viewings

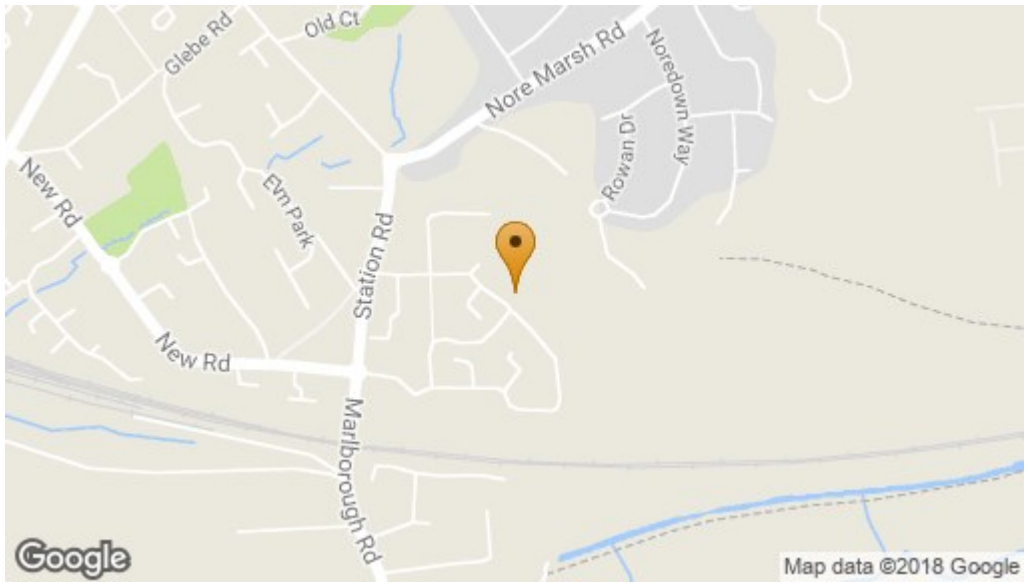
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

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

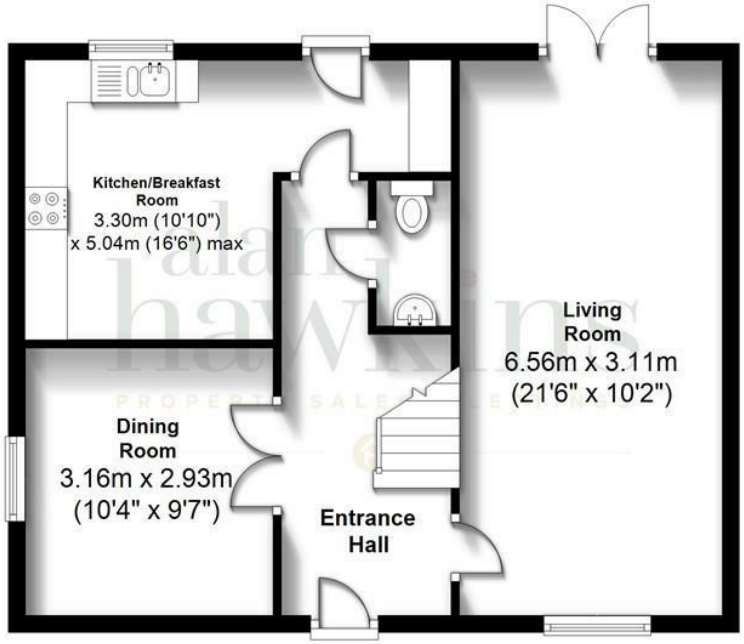






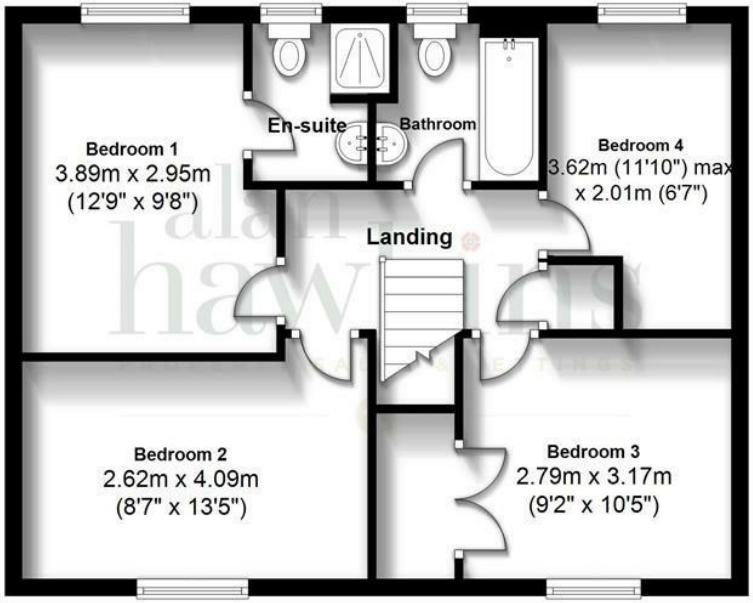
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 108.6 sq. metres (1169.0 sq. feet)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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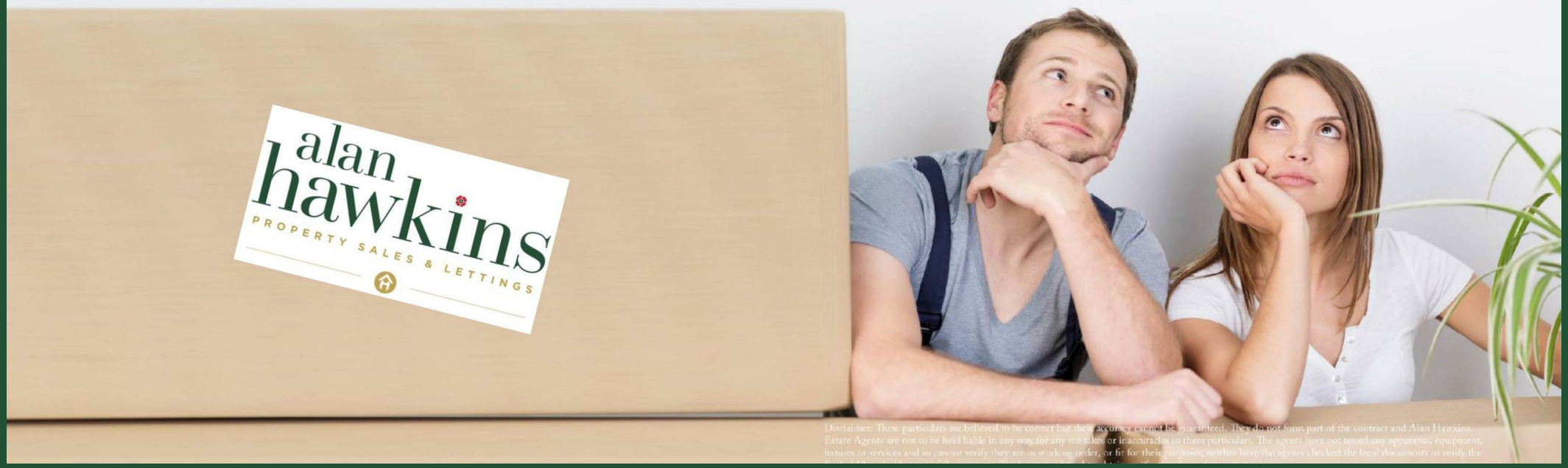

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