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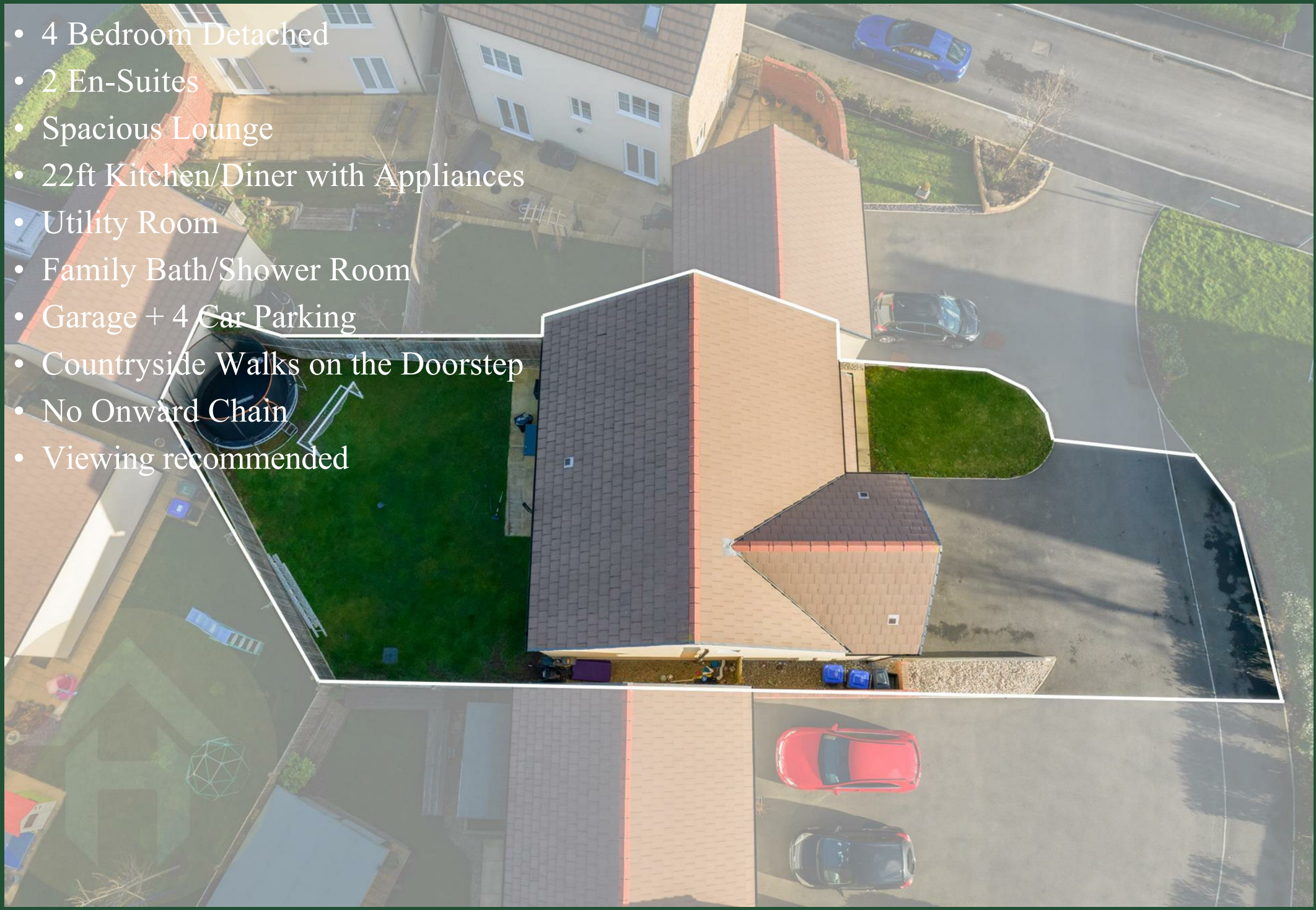
PROPERTY SALES & LETTINGS
31 Evening Star, Royal Wootton Bassett, SN4 8FR



- 4 Bedroom Detached
- 2 En-Suites
- Spacious Lounge
- 22ft Kitchen/Diner with Appliances
- Utility Room
- Family Bath/Shower Room
- Garage + 4 Car Parking
- Countryside Walks on the Doorstep
- No Onward Chain
- Viewing recommended

31 Evening Star, Royal Wootton Bassett, SN4 8FR

Offers over £500,000

An impressive 4 Bedroom detached house constructed by Wain Homes to the popular 'Shakespeare' Design situated in this sought after location on the fringes of the market town of Royal Wootton Bassett with j16 of the m4 being c2 miles.

Constructed in 2018, this spacious family house comprises an entrance hall via the decorative composite front door, cloakroom, a well decorated and cosy lounge with a feature box bay window, an impressive kitchen/diner to the rear with integrated oven/hob, fridge/freezer and dishwasher, and French Doors to the rear garden as well as a separate utility room. To the first floor are 4 double bedrooms, 2 with en-suite shower rooms and a modern family bath/shower room. Offered with no onward chain, this delightful home further benefits from the usual modern comforts of gas radiator central heating and uPVC double glazing as well as the added bonus of the residual of the 10 NHBC warranty.** Full planning has also been permitted for a single storey rear extension: Planning Application 20/05032/FUL **

Being situated on the outskirts of the town, the property is still a short brisk walk to the local shops including a small Tesco's, public house and take-away, and for the more adventurous, just seconds away from the country park walks which also leads along the Wiltshire and Berkshire canal making for a joyful weekend walk.

To arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.

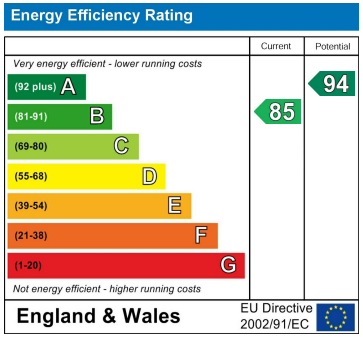
Council Tax - Wiltshire Council

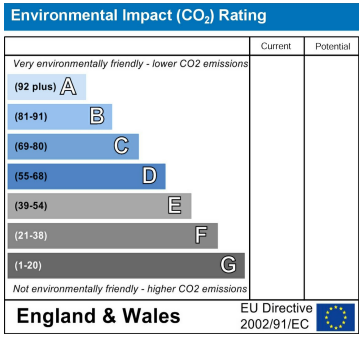
Council Tax Band E

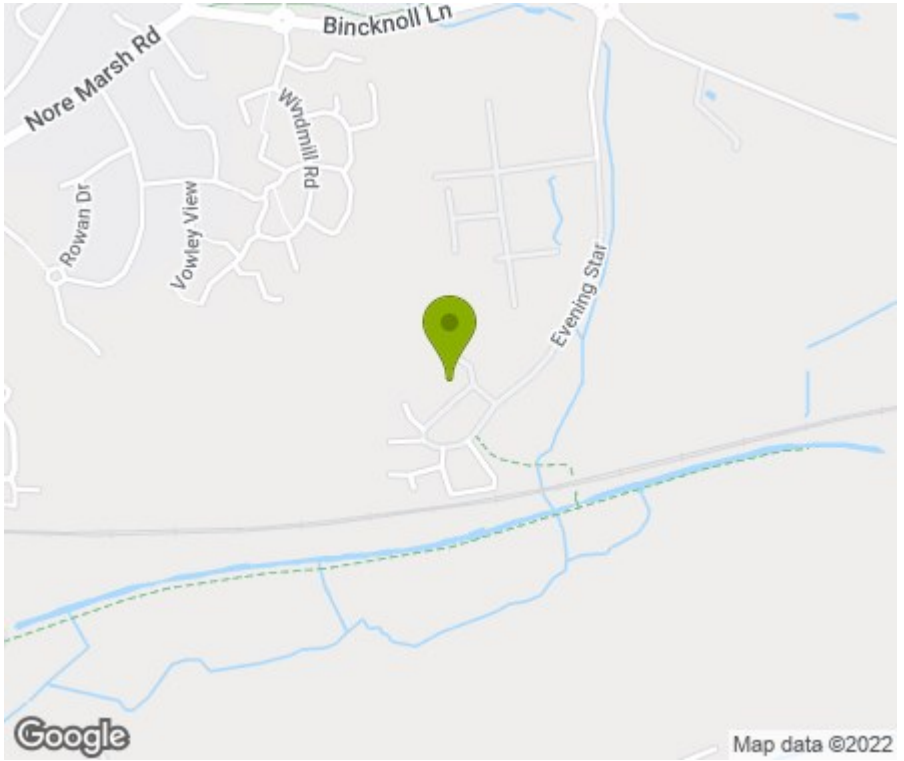
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

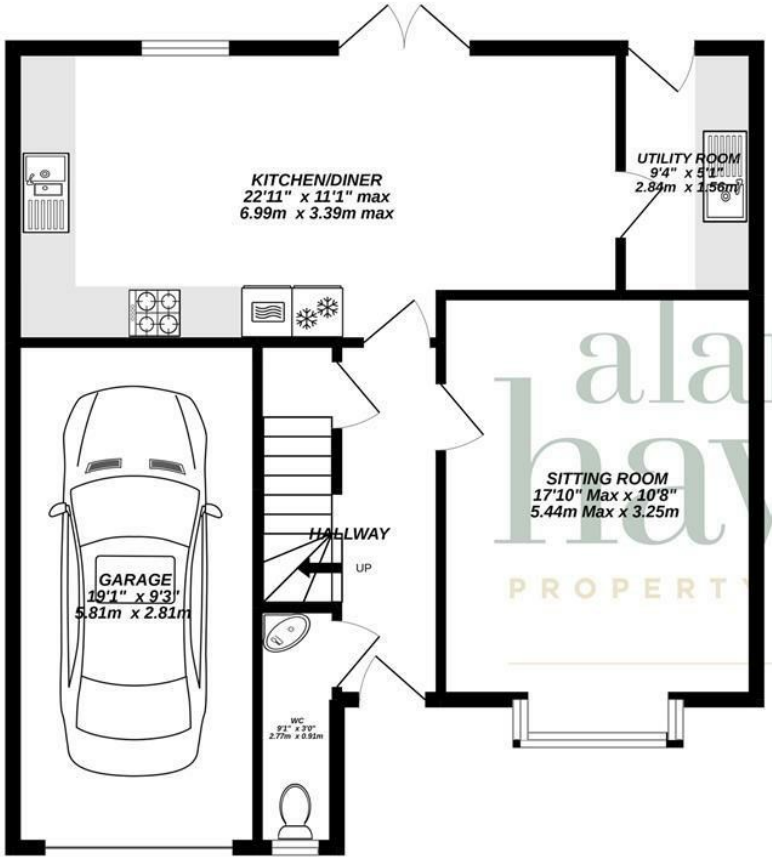
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222



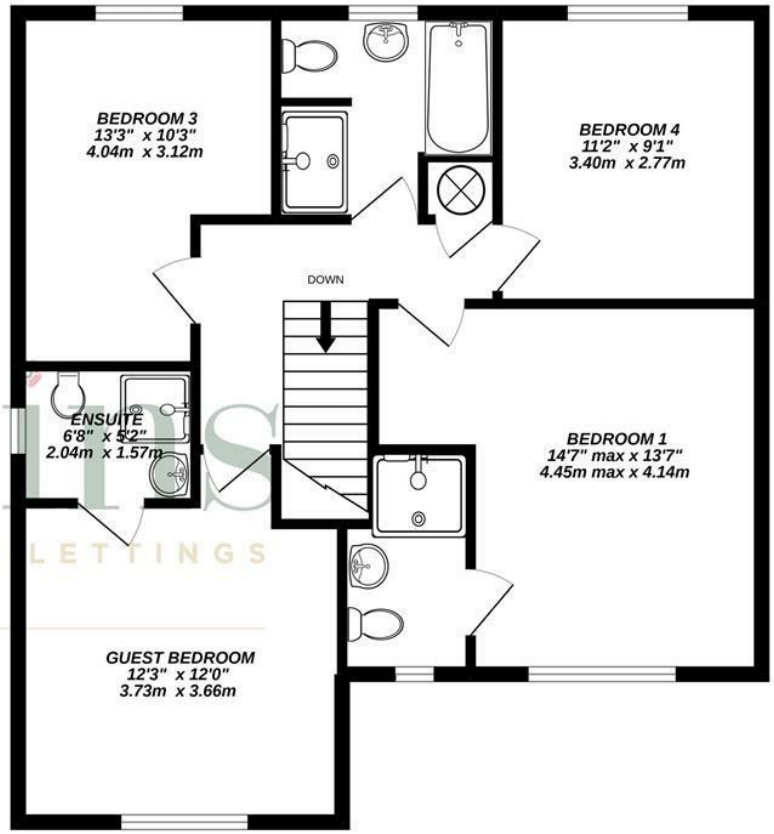




GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1534 sq.ft. (142.5 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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Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

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