



6 Withy Close, Royal Wootton Bassett, SN4 7JF

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- Extended 3 Bedroom Semi-Detached
 - Cul-De-Sac Location
 - G/F Shower Room
 - Extended Utility Room
 - Kitchen/Diner
 - Newly Installed Central Heating System (2016)
 - Garage + Off Road Parking
 - Pretty Rear Garden
 - Viewing Recommended

6 Withy Close, Royal Wootton Bassett, SN4 7JF

£255,000

An EXTENDED three bedroom 1970's semi-detached house situated in a cul-de-sac location within a short walk of the local Royal Wootton Bassett Academy.

Offered with 'No Onward Chain', this particular property benefits from uPVC double glazing & recently installed gas central heating system (c2016). The accommodation comprises an entrance porch, lounge with a recently installed gas flame fire, kitchen/diner, and enlarged utility room/breakfast room, refurbished ground floor shower room, whilst to the first are three bedrooms with built-in wardrobes/storage and family bathroom. To the rear is a non over-looked and very pretty rear garden with off road parking to the front for 2 vehicles and garage access.

In need of some cosmetic updating, this is an attractive and spacious property that is sure to please. Call Alan Hawkins Property Sales on 01793 840222.

uPVC partially glazed front entrance door gives access to the entrance porch.

Entrance Porch

Obscure uPVC floor to ceiling window to the side elevation. Wood cladding to the walls with recessed trip switch unit. Pine tongue and grooved ceiling. Ceiling light. Partially glazed timber door gives access to the lounge.

Lounge

14'8 x 13'7 (4.47m x 4.14m)

Coved and textured ceiling. Three-way pendant spot light. Further spot light. Large floor to ceiling uPVC double glazed picture window to the front elevation. Under stair recess. Staircase to the first floor landing. 'Virgin' television point, (subject to contract). Gas flame fire standing on a granite hearth with granite backing and timber surround. Two wall up lights. Double radiator. Panelled glazed door to the kitchen/dining room.

Kitchen/Dining Room

14'7 x 11 (4.45m x 3.35m)

Coved and textured ceiling. Four-way track spot light & Three-way pendant light. uPVC top hung double glazed window to the rear elevation. uPVC French doors with side panel window to the rear elevation. Matching wall and base units under rolled top work surfaces with inset sink with drainer to side and double cupboard under. Peninsula breakfast bar area. Space for free standing oven. Further work surfaces with under surface appliance space with one single unit, one double unit. Wall units which comprise three doubles. Stainless steel cooker hood. Tiled splash backs. Carpeted flooring. Large built-in storage cupboard. Double radiator. Panelled door to a large utility room/Breakfast room

Breakfast Room/Utility Room

11'2 x 8'5 (3.40m x 2.57m)

Coved and textured ceiling. Ceiling light. Matching wood grain wall and base units

under post formed work surface with under surface appliance space. Fitted carpet. Double radiator. Further work surfaces with under surface appliance space for washing machine and tumble dryer. Tiled splash back. uPVC double glazed top hung window to the rear elevation. uPVC double glazed french door to the rear garden with side panel window. Wall mounted gas fire. Panelled door to a modern shower room.

Shower Room

7'6 x 4'5 (2.29m x 1.35m)

Textured ceiling. Four way pendant spot light. uPVC obscure double glazed window to the rear elevation. Fully tiled surround. Walk-in shower cubicle with plumbed shower. Vanity wash hand basin and corner mounted close couple WC. Tiled flooring. Internal door access to the garage.

Garage

17'2 x 8'10 (5.23m x 2.69m)

Up and over door. Power and light.

From the lounge, carpeted staircase to the first floor landing.

First Floor Landing

Textured ceiling. Pendant light. Drop down loft hatch with pull down ladder to a partially boarded loft area. Fitted carpet. Door to a boiler cupboard housing a Vaillant combination boiler supplying the domestic hot water and central heating. Door to

Bedroom One

12'10 x 8'8 (3.91m x 2.64m)

Textured ceiling. Pendant light. uPVC double glazed window to the front elevation. Fitted carpet. Double radiator. Fitted bedroom furniture comprising two single wardrobes and top box storage, double sliding doors to a wardrobe with hanging space and shelving.

Bedroom Two

9'7 x 8'5 (2.92m x 2.57m)

Skimmed and coved ceiling. Pendant light. uPVC double glazed window to the rear elevation with farmland views. Double radiator. Fitted carpet. Door to wardrobe.

From landing panelled door to bedroom three.

Bedroom Three

9'11 max x 5'10 (3.02m max x 1.78m)

Skimmed and coved ceiling. uPVC double glazed window to the front elevation. Pendant light. Fitted carpet. Single radiator. Door to bulk head storage.

Family Bathroom

Textured and coved ceiling. Three way pendant spot light. uPVC opaque double glazed window to the rear elevation. White suite comprising panelled bath, pedestal wash hand basin, close coupled WC. Mostly tiled surround, tiled flooring. Single radiator. Shaver point.

Outside to the front

Tarmac driveway leading to the garage. Further block paved driveway with low level retaining wall and flower border surround.

Outside to the rear

Garden measuring 38ft by 25ft. Full width patio to the immediate rear. Garden laid to lawn and enclosed by panel fencing together with brick walling to the rear. Personal gate. Timber garden shed. Block paved sun patio with flower border surrounds. Outside cold water tap. Outside lighting.

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

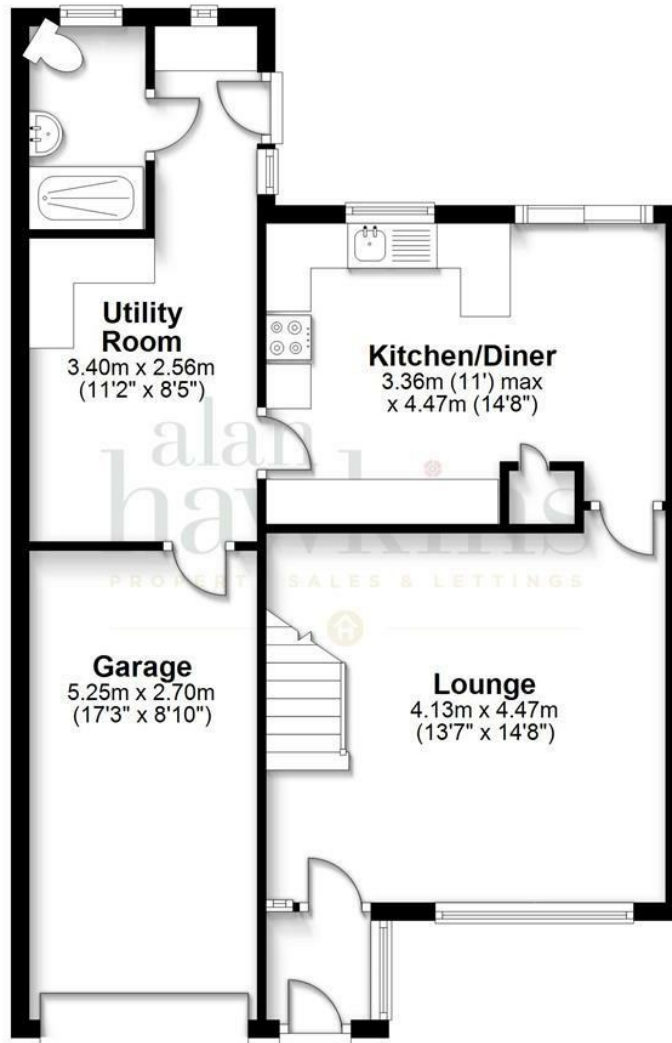






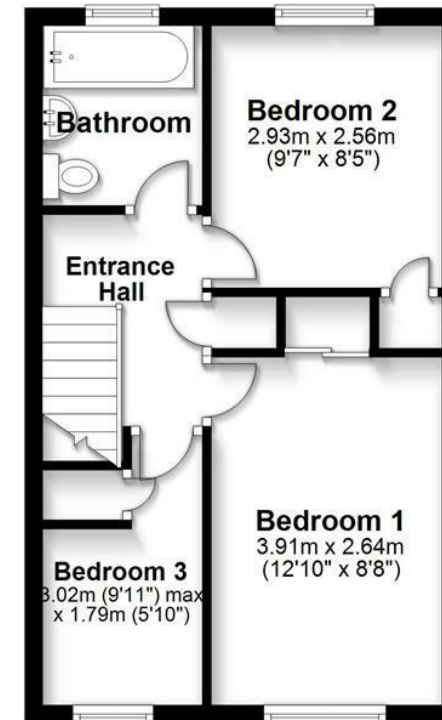
Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.6 sq. feet)



Total area: approx. 98.9 sq. metres (1064.2 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatement. 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.

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