



5 Hart Close, Royal Wootton Bassett, SN4 7FN

- Attractive 3 bedroom House
- Immaculately Presented
- Double Fronted
- Garage with Electrics
- 17'9 Kitchen/Diner
- Utility Room
- En-Suite Shower Room
- VIEWING RECOMMENDED
- 2009 David Wilson Constructed
- *Virtual Viewing upon Request*



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£295,000

An immaculately presented and impressive David Wilson 'Hadley Special' constructed property located within this popular development in the historic market town of Royal Wootton Bassett. The accommodation is very well laid out and comprises a spacious entrance hallway, cloakroom, a generous double aspect living room, double aspect kitchen/dining room complete with a built-in oven and hob and featuring French doors to the garden and UTILITY ROOM. On the first floor is a family bathroom and three good bedrooms, two of which have built-in wardrobes and the master (again double aspect) has an en-suite shower room. Outside is a return frontage behind attractive wrought iron railings, a garage with two further parking spaces and personal gate to the side garden which is fully enclosed and neatly laid to lawn, patio and decking. This double fronted property boasts a number of features which include gas central heating, security alarm system and uPVC double glazing throughout. All in all a super property which is sure to please.

Double glazed front entrance door gives access to the

Entrance Hall

Pendant light. Radiator. Telephone point. Ceramic tiled floor.

Cloakroom

Pendant light. Extractor fan. Low level WC. Wash hand basin. Radiator. Laminate flooring.

From the entrance hall glazed double doors lead to the

Lounge

17'9" x 10'8" (5.41 x 3.25)

Panel and casement windows to both front and side elevations all with venetian blinds. Two pendant lights. Two radiators. Television and telephone point. Central heating thermostat. Fitted carpet.

Kitchen/Dining Room

17'9" x 10'8" (5.41 x 3.25)

Panel and casement windows to both front and side elevations. French doors to the rear garden all with venetian blinds. Pendant light. Track of mini spot lights. Attractive range of beech fronted units under stone effect post formed worksurfaces and comprising an inset single drainer stainless steel sink with cupboards under. Corner double floor unit. Two further single floor units and a drawer unit. Two single wall units. Under surface AEG stainless steel electric oven with stainless steel AEG four ring gas hob with stainless steel back panel. Integrated cooker hood above. Space for upright fridge freezer. Concealed wall mounted Ideal gas fired central heating boiler supplying radiators and domestic hot water. Ceramic tiled surrounds. Central heating time control. Radiator. Kick space heater. Ceramic tiled floor.

Utility Room

5'8" x 5'5" (1.73 x 1.65)

Ceiling light. Extractor fan. Cream coloured units under stone effect post formed worksurface with single floor unit. Double wall unit. Plumbing for washing machine. Further appliance space (with further plumbing for dishwasher). Radiator. Ceramic tiled floor. Understairs storage cupboard.

From the entrance hall carpeted staircase rises to the

First Floor Landing

Pendant light. Access to roof space. Partially boarded with a power point. Radiator. Fitted carpet. Airing cupboard with hot water cylinder and slatted shelving.

Bedroom One

11'6" x (plus wardrobe) x 10'0" (3.51 x (plus wardrobe) x 3.05)

Panel and casement windows to both front and side elevations both with venetian blinds. Pendant light. Built-in double wardrobe with four mirror fronted doors. Radiator. Telephone point. Television point. Fitted carpet.

En-Suite Shower Room

Ceiling light with extractor fan. Panel and casement window to the front elevation with venetian blinds. Pedestal wash hand basin. Low level w.c. Walk in shower cubicle with bi-fold doors and plumbed shower. Radiator. Double wall cabinet. Tiled effect flooring. Shaver socket.

Bedroom Two

11'0" x 9'9" (3.35 x 2.97)

Twin casement windows to the front elevation with venetian blinds. Pendant light. Radiator. Double built-in wardrobe. Fitted carpet.

Bedroom Three

9'2" x 7'4" (2.79 x 2.24)

Twin casement windows to the side elevation. Venetian blind. Pendant light. Radiator. Fitted carpet.

Bathroom

Panel and casement window to the side elevation. Venetian Blind. Ceiling light with extractor fan. Panelled bath with shower/mixer taps and glazed shower screen. High tiled surrounds. Pedestal wash hand basin. Low level WC. Radiator. Shaver socket. Wood effect vinyl flooring.

Outside to the Front

Enclosed garden by wrought iron railings and laid to granite chippings. Outside light.

Garage

19'3 x 9' (5.87m x 2.74m)

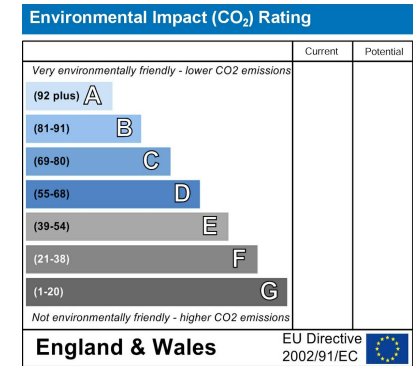
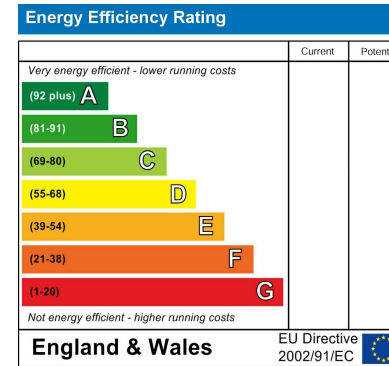
Up and over door and parking for two vehicles immediately in front. Eaves storage area. Light and power point. Pedestrian gateway to the rear garden.

Rear Garden

Fully enclosed by panel fencing and brick walling. Approximately 30ft x 30ft laid to lawn with immediately to the side of the property is a paved patio and decking. Outside cold water tap.

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

By appointment through ALAN HAWKINS ESTATE AGENTS Tel: 01793 840222

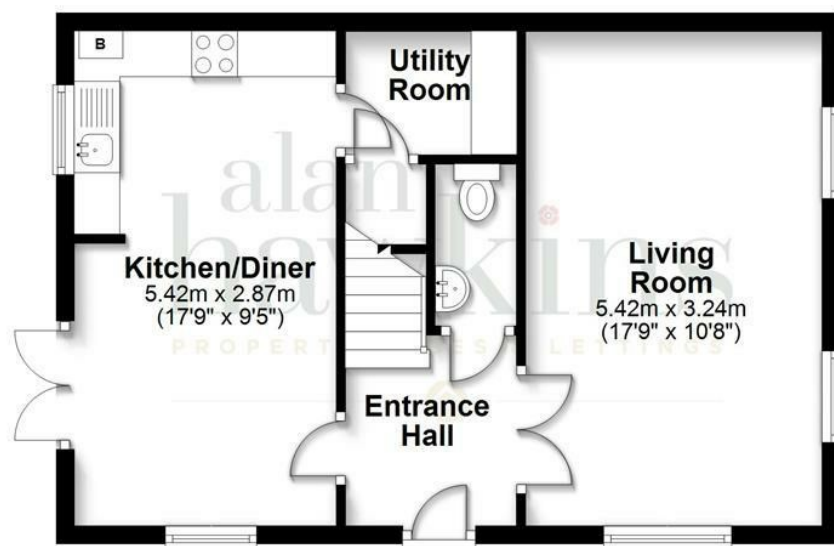






Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 87.6 sq. metres (943.0 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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