



4 Eastwood Avenue, Royal Wootton Bassett, SN4 8BX

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- 3 Double Bedroom Detached
 - Cul-De-Sac Location
 - Generous Rear Garden (61ft)
 - 2 Receptions
 - Modern Kitchen with Appliances
 - Bath/Shower Room
 - Separate WC
 - parking for 4 Vehicles
 - No Onward Chain
 - Viewing recommended

4 Eastwood Avenue, Royal Wootton Bassett, SN4 8BX

£350,000

A spacious 3 DOUBLE BEDROOM detached house offered with No Onward Chain and situated in a desirable and well established CUL-DE-SAC location in the market town of Royal Wootton Bassett. This well appointed property comprises an entrance hall with CLOAKROOM, a sitting room with a gas flame fire and separate dining room. The kitchen is modern and includes an integrated fridge/freezer, dishwasher and mid-height Bosch oven & hob and matching microwave. To the first floor are three very good double bedrooms serviced by a modern family bathroom with separate shower cubicle and separate WC. Outside to the front is a garage and driveway for up to 4 vehicles, whilst to the rear is a very generous and sunny rear garden, offering a full width patio, lawn and a divided low maintenance area, ideal for pets. Further attributes include gas central heating and uPVC double glazing. The property is positioned being a relatively short walk to the high street and very convenient for Noremarsh Junior school. All-in-all, a very desirable property that must be viewed.

Recessed front entrance door with a partially glazed uPVC door gives access to the:

Entrance Hall

Skimmed coved ceiling. Pendant light. Tiled flooring. Double radiator. Panelling to the walls. Carpeted staircase with a half landing and a 180 degree return to the first floor landing. Panelled door to a:

Cloakroom

Textured ceiling. Pendant light. Tiled flooring. Close coupled WC. Wash hand basin with tiled splash back. Opaque window to the side elevation. Wall mounted modern consumer unit. Panelled door to the:

Living Room

13'9 x 11'11 (4.19m x 3.63m)

Skimmed coved ceiling. Pendant light. uPVC large picture window to the front elevation. Single radiator. Wood laminate flooring. Feature gas flame fire standing on a granite fire place standing on a matching hearth with a matching fire surround. Television point. Telephone point. Open doorway through to the:

Dining Room

11'11 x 8'11 (3.63m x 2.72m)

Skimmed coved ceiling. Pendant light. Tiled flooring. Double radiator. Replacement uPVC sliding patio doors to the rear garden. Panelled door to the:

Kitchen

12'10 x 7'7 (3.91m x 2.31m)

Range of cream gloss fronted matching wall and base units under wood effect post formed work surfaces, with one and a half bowl stainless steel sink with drainer to side.

Double cupboard under. Base units comprise one single, one double and one drawer unit. Integrated 'Lamona' fridge. Integrated slim line 'Bosch' dishwasher. Further work surfaces with inset four ring 'Lamona' halogen hob. Mid height 'Bosch' double oven with storage over and under. Large pan drawer unit. Further two single cupboards. Wall units which comprise six single cupboards. Integrated 'Bosch' microwave. Tiled flooring. Double radiator. Large uPVC double glazed window to the rear elevation. Tiled splash backs. Under pelmet lighting. Partially glazed panelled door to the side passage.

Carpeted staircase with panelling and dado rail leading to the:

First Floor Landing

Skimmed ceiling coving. Pendant lights. Drop down loft hatch with pull down loft ladder to a loft storage space to a partially boarded loft area with lighting. Bi-fold panelled door to an airing cupboard housing a lagged hot water cylinder with an immersion heater and slatted shelving. Panelled door to:

Bedroom One

13' x 12' (3.96m x 3.66m)

Skimmed ceiling. Three way ceiling light. uPVC double glazed window to the front elevation. Fitted carpet. Double radiator. Wall to wall fitted wardrobes with four sliding doors to a hanging space and shelving.

Bedroom Two

12'11 x 10'9 (3.94m x 3.28m)

Skimmed coved ceiling. Pendant light. uPVC replacement double glazed window to the rear elevation. Single radiator. Fitted carpet. Wall to wall wardrobe with mirrored sliding

doors with hanging space and shelving. Door to a boiler cupboard housing a modern 'Worcester Bosch' condensing boiler supplying the domestic hot water and central heating. Further storage cupboard over. Single radiator. Cable television. Coax lead subject to contract and connection. Panelled door to the:

Bedroom Three

11'11 x 8'1 (3.63m x 2.46m)

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

Bath/Shower Room

Skimmed ceiling. Ceiling light. uPVC replacement obscure double glazed window to the rear elevation. Tiled surrounds. Wood effect vinyl flooring. Panelled bath. Vanity wash hand basin with cupboard under. Corner mounted shower cubicle with a plumbed shower. Double radiator.

Separate WC

Pendant light. uPVC opaque double glazed window to the rear elevation. Close coupled WC. Vinyl flooring.

Outside Front

Garden laid to lawn enclosed by dwarf brick walling. Double width block paved driveway accessed via a further concrete parking area. Lighting. Gravelled area with side gates access.

Garage

13'11 x 8'6 (4.24m x 2.59m)

Up and over door. Florescent strip light. uPVC opaque window to the side elevation. Power sockets.

Gated access to a covered side passage with Timber door to an outside storage cupboard leading to under the stairs with electric and plumbing for washing machine and space for tumble dryer.

Outside Rear

Enclosed garden with a Westerly aspect. Full width patio. Retaining brick wall to a garden laid to lawn. Further divided patio area to the immediate rear with fencing and gate. Enclosed by close board fencing. Two timber sheds with power, lighting and running water. Garden in total measuring 61ft in length by approximately 35 ft in width. Second outside cold water tap.

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

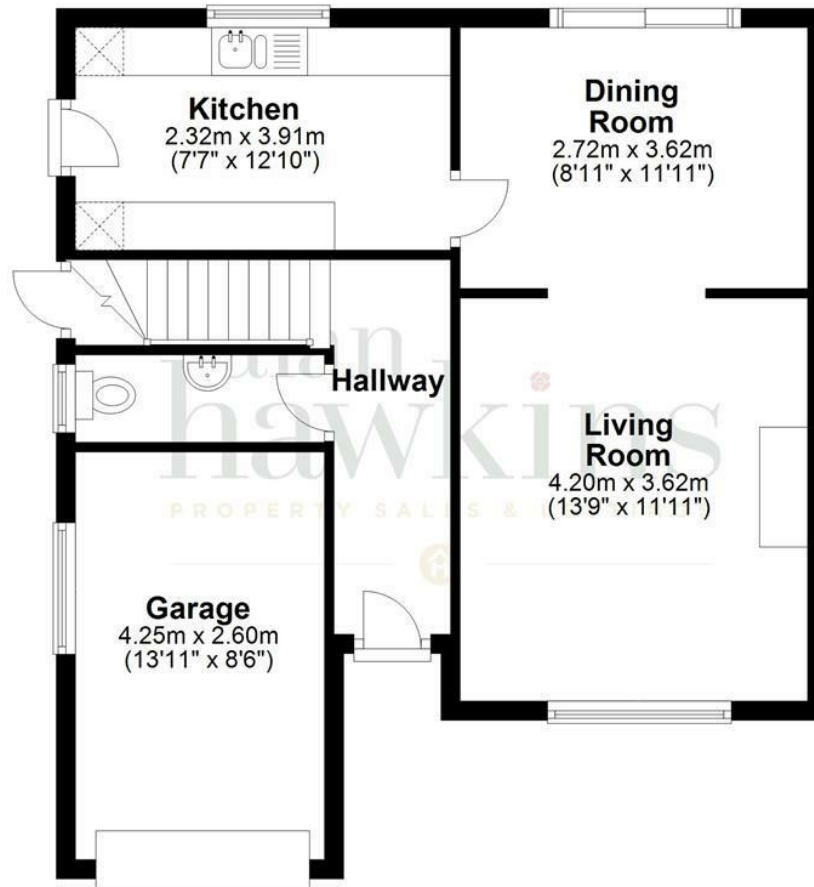






Ground Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

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