alan hawkins
PROPERTY SALES & LETTINGS

3 Carrington Gardens, Royal Wootton Bassett, SN4 7GZ

- Three Bedroom Detached
- Close To High Street
- Integral Garage
- Kitchen/Breakfast Room
- Living Room
- Sun Lounge/Dining Room
- En-Suite Shower Room
- Driveway Parking
- Chain Free

3 Carrington Gardens, Royal Wootton Bassett, SN4 7GZ

Offers over £260,000

A fantastic opportunity to purchase this attractively priced for quick sale three bedroom detached family home constructed in c2007 within this small courtyard development of just 5 houses. Located on the fringe of Royal Wootton Bassett, this property is ideally located for the local comprehensive school, the local Jubilee Lakes and the High Street with its vast array of amenities just a short walk away.

The accommodation comprises an entrance hall, cloakroom and lounge which leads to a sun lounge/dining room all with engineered oak flooring and a kitchen/breakfast room with integrated appliances and breakfast bar. To the first floor are three bedrooms, all benefiting from built-in wardrobes with the master bedroom also enjoying an en-suite shower room which, along with the bathroom, has been very tastefully tiled and modernised.

Further attributes include a side and rear enclosed garden with side gated access, a block paved driveway to the garage, gas central heating and sealed double glazed windows. Offered with no onward chain. Viewing is highly recommended.

Front entrance door to the

Entrance Hall

Solid Oak Flooring. Skimmed ceiling. Single pendant light. Timber framed double glazed window to the front elevation. Staircase with a 90 degree turn to the first floor landing. Radiator. Thermostat control. Door to under stair storage. Door to

Cloakroom

Solid oak flooring. Skimmed ceiling. Single pendant light. Extractor fan. Wash hand basin. Close coupled w.c. Chrome ladder style heated towel rail.

From the entrance hall door to the

Kitchen

14'0 x 7'9 (4.27m x 2.36m)

Ceramic tiled flooring. Skimmed ceiling. Ten recessed spot lights. Timber framed double glazed window to the front elevation. Timber framed double glazed door to the side elevation. Mahogany square top work surface with stainless steel one and half bowl sink with side drainer and cupboard under. Integrated five ring gas hob with double oven under and stainless steel extractor fan over. All with splash back tiled surround. Integrated fridge. Three single base units. Cupboard housing the integrated 'Whirlpool' washing machine. Additional mahogany work surface with a set of drawers. Single base unit. Floor to ceiling. Storage cupboard with glass panelled wall unit and wine rack. Additional mahogany breakfast bar. Radiator.

From the entrance hall door to the

Living Room

14'0 x 11'11 (4.27m x 3.63m)

Solid oak flooring continues through. Skimmed ceiling. Single pendant light. Two timber framed double glazed windows to the rear elevation. Double panelled radiator. Fitted wall unit with shelving and six storage cupboards. Space for TV and TV aerial point. Telephone point. Opening through to the

Dining Room

9'5 x 8'3 (2.87m x 2.51m)

Solid oak flooring continued through. Skimmed ceiling. Single pendant light. Timber framed double glazed window to the side elevation. uPVC double glazed French doors to the rear garden with two full length windows. Single panelled radiator. Built-in storage unit with shelving. Five storage cupboards under.

First Floor Landing

Skimmed ceiling. Wood laminate flooring. Single pendant light. Panelled radiator. Loft hatch to a loft storage area with pull down ladder and boarded storage area. Door to

Bedroom Two

12'4 x 8'2 (3.76m x 2.49m)

Fitted carpet. Skimmed ceiling. Single pendant light. Timber framed double glazed dormer window to the front elevation. Two double wardrobes, one with shelving and hanging rail and the second is an airing cupboard with slatted shelving and hot water cylinder with immersion heater. Double panelled radiator. TV point. Telephone point.

Door to

Bedroom Three
10'8 x 7'9 (3.25m x 2.36m)
Bamboo Flooring. Skimmed ceiling. Single pendant light. Two timber framed double glazed windows to the front elevation. Double panelled radiator. Door to over stair storage cupboard with shelving. Recess with shelving. TV point and telephone point.

Master Bedroom
12'0 x 9'3 (3.66m x 2.82m)
Bamboo flooring. Skimmed ceiling. Single pendant light. Two uPVC double glazed windows to the rear elevation. Double panelled radiator. TV point. Telephone point. 'Sky' point (subject to contract and connection). Two built-in wardrobes both with shelving and hanging rails. Door to the

En-Suite Shower Room
Tiled flooring. Fully tiled surrounds. Skimmed ceiling. Three recessed spot lights. Extractor fan. Corner shower cubicle with glass panelled door. Plumbed shower over. uPVC obscure double glazed window to the rear elevation. Pedestal wash hand basin. Low leve,l w.c. Chrome ladder style heated towel rail.

From the landing door to the

Family Bathroom
7'9 x 5'11 (2.36m x 1.80m)
Tiled flooring. Skimmed ceiling. Four recessed spot lights. Extractor fan. Obscure uPVC double glazed window to the side elevation. Splash back tiled surrounds. Vanity wash hand basin. Low level w.c. 'P' shaped bath with glass panelled shower screen. Plumbed shower over. Chrome ladder style heated towel rail.

Outside To The Front
Garden laid to lawn. Block paved driveway to the garage.

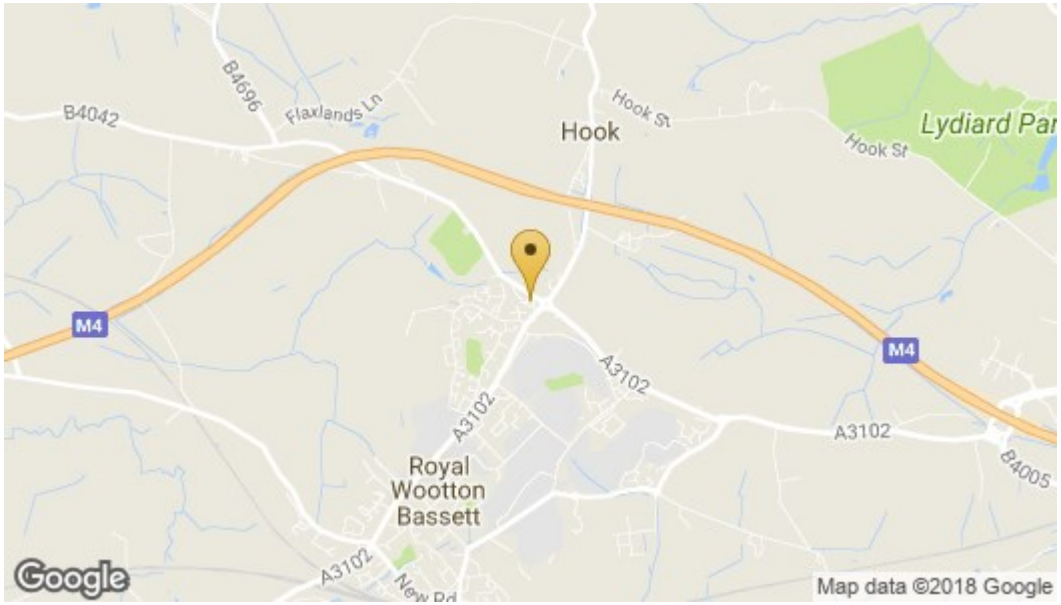
Garage
15'8 x 8'3 (4.78m x 2.51m)
Up and over door. Power and lighting.

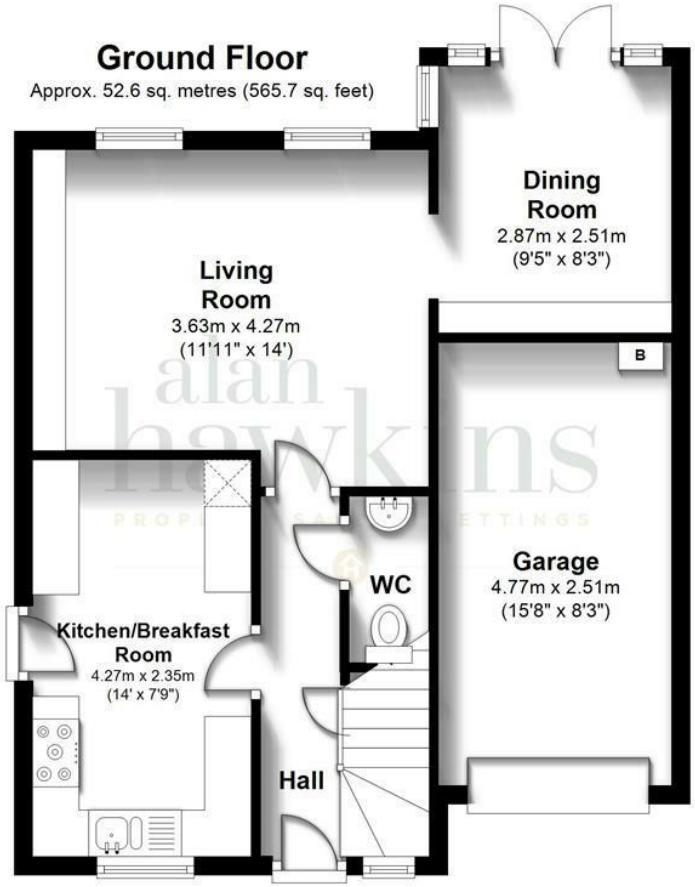
Outside To The Rear
Fully enclosed garden mainly laid to lawn with patio seating area and side gated access.

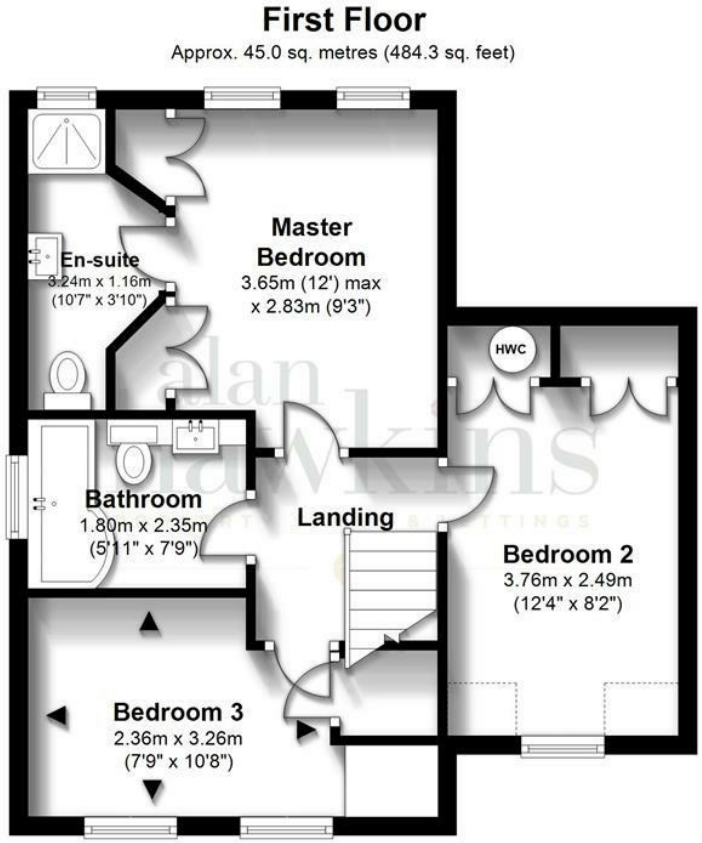
Viewings
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

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

Royal Wootton Bassett
Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.
Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.







Total area: approx. 97.5 sq. metres (1050.0 sq. feet)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA

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Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

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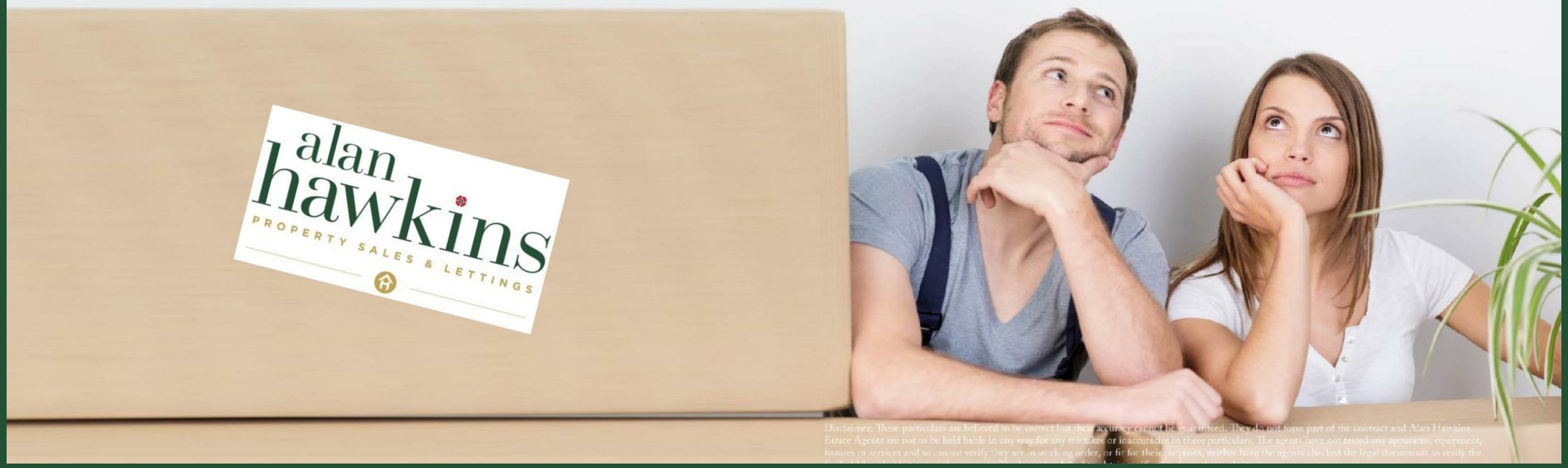

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