





- Three Bedroom Semi-Detached
- Corner Plot
- Ample Parking
- Potential For Detached Garage STPP
- Open Plan Kitchen/Diner
- Generous Living Room
- Modern Shower Room
- Gas Radiator Central Heating
- uPVC Double Glazing





# 60 Westbury Park, Royal Wootton Bassett, SN4 7DN

£285,000

A corner positioned, three bedroom semi detached family home benefiting a converted garage providing an open plan kitchen/diner, a modern shower room, a beautifully maintained and non overlooked rear garden including ample amount of parking to the front which includes previous application approved for a detached garage.

The internal layout consists an entrance hallway, an open plan kitchen/diner to the front and a generous living room to the rear with door through to the rear garden.

The first floor landing leads to a newly replaced shower room, two double bedrooms and a good size single bedroom.

Pleasantly tucked away at the end of a cul-de-sac, providing potential parking for several vehicles, this home also provides side access into a fully enclosed westerly facing garden.

Further benefits include uPVC double glazing, soffits and fascias.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.

## Viewings

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

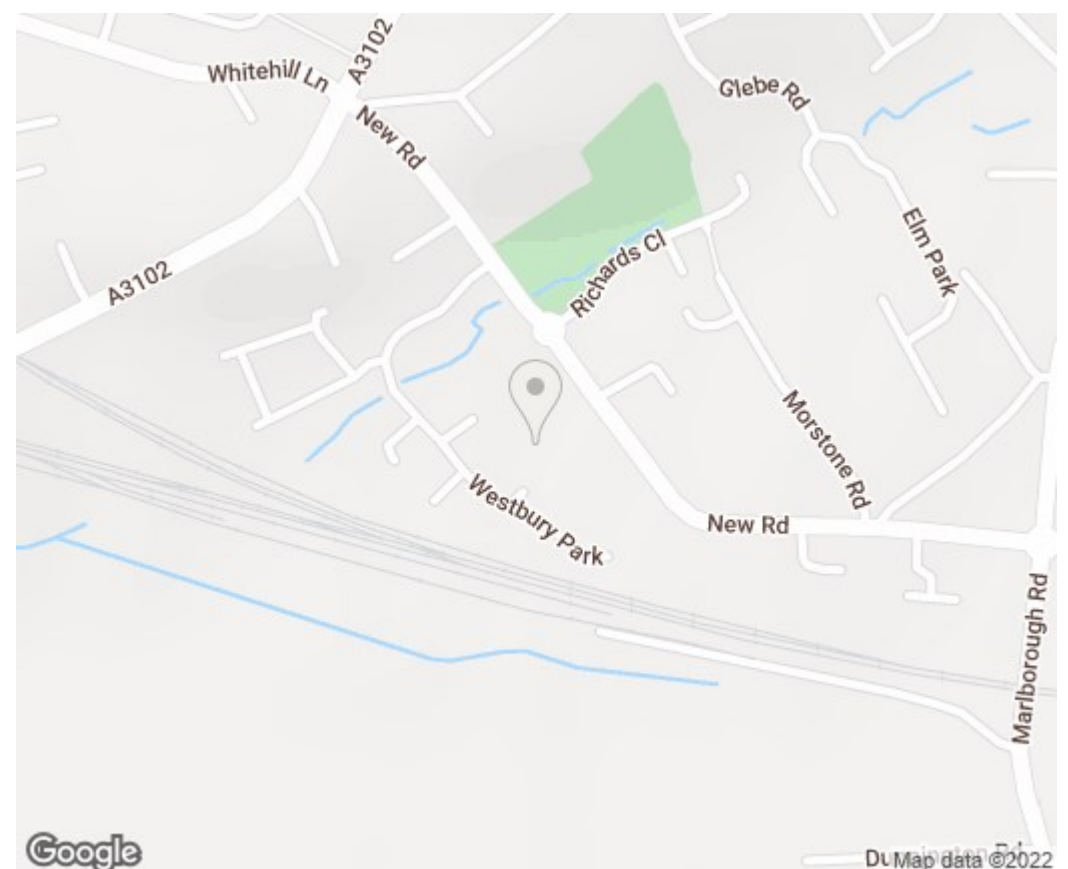
## Council Tax - Wiltshire Council

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.











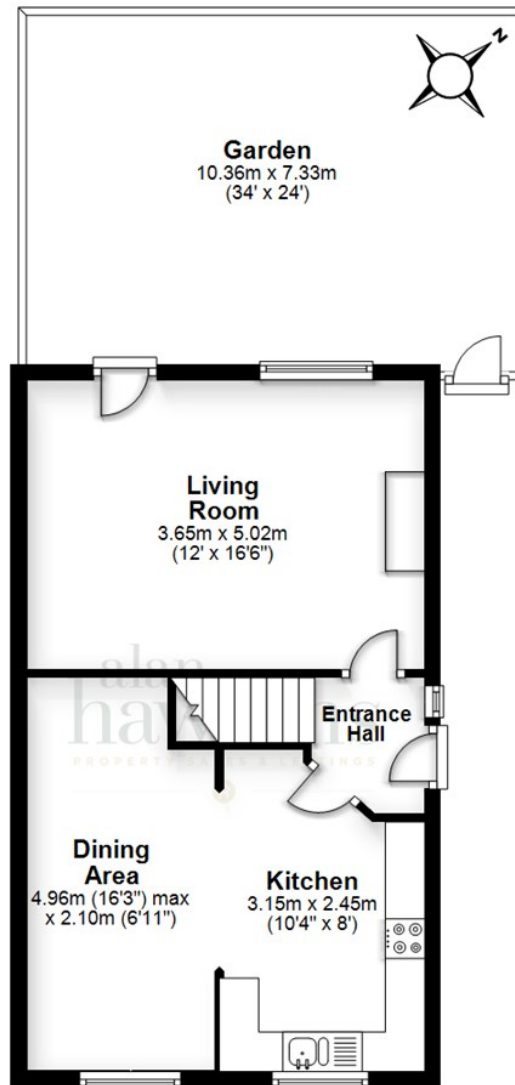






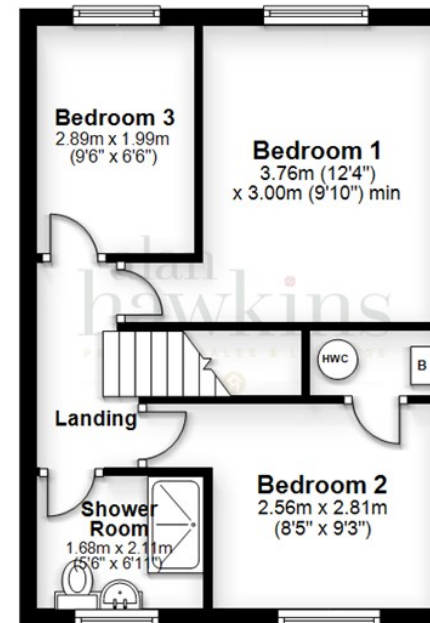
## Ground Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.6 sq. feet)

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alanhawkins.co.uk



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: [sales@alanhawkins.co.uk](mailto:sales@alanhawkins.co.uk) or [lettings@alanhawkins.co.uk](mailto:lettings@alanhawkins.co.uk)

