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PROPERTY SALES & LETTINGS



27 Daisy Brook, Royal Wootton Bassett, SN4 7FW

- Spacious End Of Terrace
- 5 Double Bedrooms
- Two Single Garages
- Two En-Suite Shower Rooms
- Dressing Room To Master
- Kitchen/Breakfast Room
- Lounge/Diner
- Low Maintenance Rear Garden
- uPVC Double Glazing
- Gas Radiator Central Heating



27 Daisy Brook, Royal Wootton Bassett, SN4 7FW

£299,950

A well presented and very spacious FIVE DOUBLE BEDROOM end of terrace town house boasting over 1500 square feet of living accommodation and the inclusion of TWO SINGLE GARAGES. Arranged over three floors this delightful property comprises an entrance hallway with downstairs WC, a bay windowed kitchen/breakfast room, lounge/diner to the rear with french doors to the garden. The first floor has two double bedrooms both with en-suite shower rooms with the master boasting a walk-in wardrobe whilst the second floor has a family bathroom servicing three further generous double bedrooms. Outside the property is accessed via a block paved road with potential on street parking with a walled town garden to the front whilst to the rear is a teared low maintenance garden proving rear gated access to the TWO garages. The property was originally constructed in 2012 and benefits from the remainder of a 10 year NHBC warranty. Viewings are high recommended to fully appreciate the space this property has to offer so call Alan Hawkins Property Sales today on 01793 840222.

Front entrance door to the

Entrance Hall

Matwell carpet. Tiled flooring. Skimmed ceiling. Two single pendant lights. Single panelled radiators. Carpeted staircase to the first floor landing. Under stair storage. Telephone point. Door to the

Cloakroom

Tiled flooring. Skimmed ceiling. Pendant light. Single panelled radiator. Pedestal wash hand basin. Close coupled w.c.

From the entrance hall door to the

Kitchen/Breakfast Room

16'10 x 10'7 (5.13m x 3.23m)

Tiled flooring. Skimmed ceiling. Two single pendant lights. uPVC double glazed bay window to the front elevation. Double panelled radiator. Door to the boiler cupboard with storage and housing the 'Ideal' boiler. Stone effect rolled top work surfaces with integrated one and half bowl stainless steel sink with water filter and side drainer and storage cupboard under. Integrated 'AEG' stainless steel gas hob with stainless steel splash back with stainless steel extractor hood over. Integrated double oven with grill. Drawer unit under. Appliance space and plumbing for washing machine and dish washer. Space for upright fridge/freezer. Four single base units. Five single wall units. Water softner (serviced yearly).

From the entrance hall door to the

Lounge/Diner

17'7 x 12'11 (5.36m x 3.94m)

Fitted carpet. Skimmed ceiling. Two single pendant lights. uPVC double glazed window to the rear elevation. uPVC double glazed French doors to the rear garden. Two single panelled radiators. Electric feature fire place. TV point. 'Sky' point (subject to contract). Telephone point.

First Floor Landing

Fitted carpet. Skimmed ceiling. Single pendant light. Single panelled radiator. uPVC double glazed window to the front elevation. Returning staircase with fitted carpet to the second floor landing. Door to

Bedroom One

13'11 x 9'6 (4.24m x 2.90m)

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator. Door to airing cupboard housing the pressurised cylinder with slatted shelving. Door to the en-suite shower room. Door to a

Walk-In Wardrobe/Dressing Room

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator. Built-in wardrobes, two double and one single all with shelving and hanging rail,.

En-Suite Shower Room

7'11 x 4'10 (2.41m x 1.47m)

Wood effect laminate flooring. Double width shower cubicle with splash back tiled surround and glass panelled sliding doors. Pedestal wash hand basin. Close coupled w.c. Single panelled radiator. Extractor fan.

From the landing door to

Bedroom Two

10'7 x 9'3 (3.23m x 2.82m)

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed bay window to the front elevation. Single panelled radiator. TV point. Built-in double width wardrobe with hanging rail and shelving. Door to

En-Suite Shower Room

6'5 x 5'11 (1.96m x 1.80m)

Laminate flooring. Skimmed ceiling. Single pendant light. Double width shower cubicle with splash back tiled surround. Glass panelled sliding door. Close coupled w.c Pedestal wash hand basin with splash back tiled surround. Single panelled radiator. Extractor fan.

Second Floor Landing

Fitted carpet. Skimmed ceiling. Single pendant light. Single panelled radiator. Loft hatch to the loft storage area. Door to

Family Bathroom

7'5 x 6'4 (2.26m x 1.93m)

Laminate flooring. Skimmed ceiling. Single pendant light. Extractor fan. Panelled bath with shower/mixer over with splash back tiled surround. Pedestal wash hand basin. Close coupled w.c. Single panelled radiator.

Door to

Bedroom Three

13'9 x 9'6 (4.19m x 2.90m)

Fitted carpet. Skimmed ceiling. Single pendant light. Two uPVC double glazed windows to the front elevation. Two single panelled radiators. TV point.

From the landing door to

Bedroom Four

12'7 x 10'2 (3.84m x 3.10m)

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator. TV point.

Door to

Bedroom Five

12'6 x 7'2 (3.81m x 2.18m)

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator.

Outside To The Front

Block paved road with on street parking. Shrub area to the front with path then leading to the front door.

Outside To The Rear

31'9 x 18'10 (9.68m x 5.74m)

Low maintenance easterly facing fully enclosed rear garden. Split into three tiers. Block paved seating/barbecue area to the second and top tiers with steps leading to the rear gated access.

Two Single Garages

17'10 x 8'9 and 8'1 (5.44m x 2.67m and 2.46m)

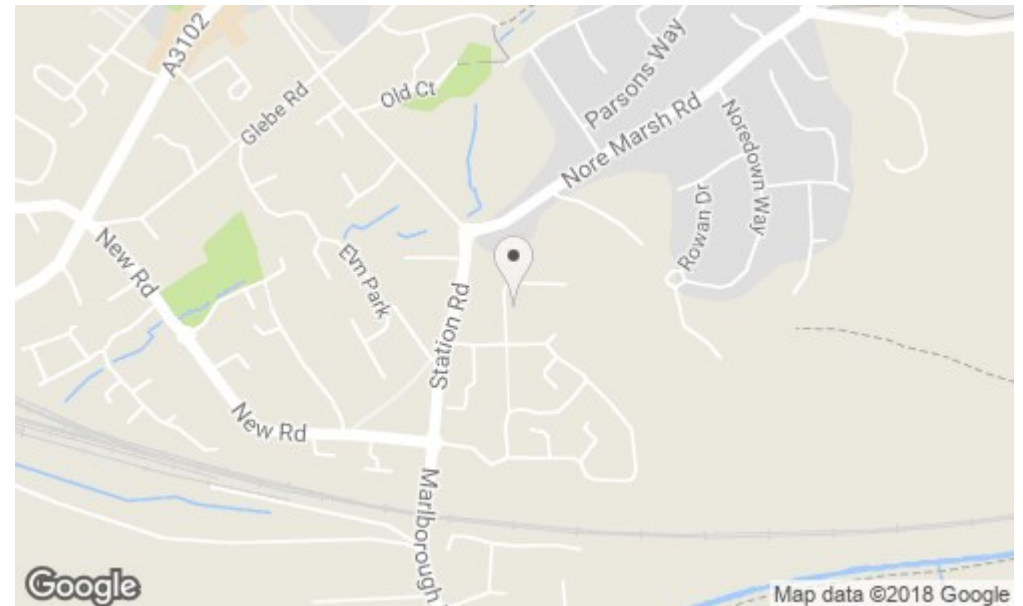
Both with up and over door. Garage one measures 17'10 x 8'9. Garage two measures 17'10 x 8'1

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

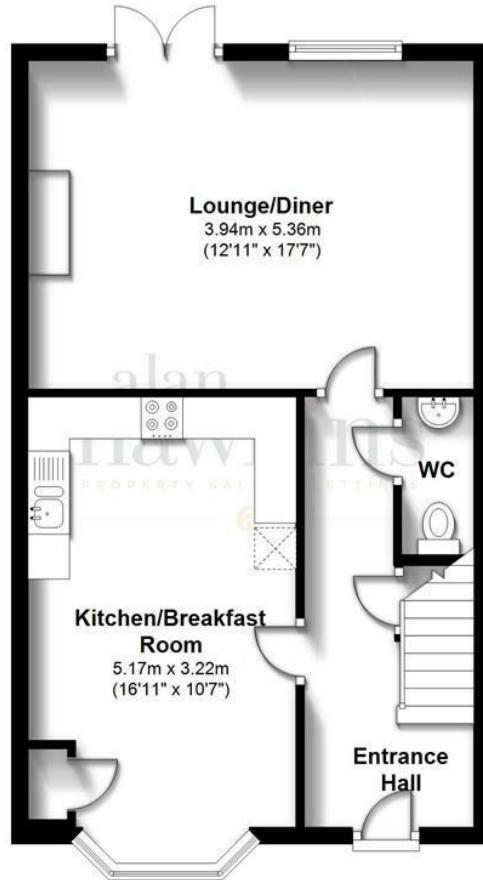






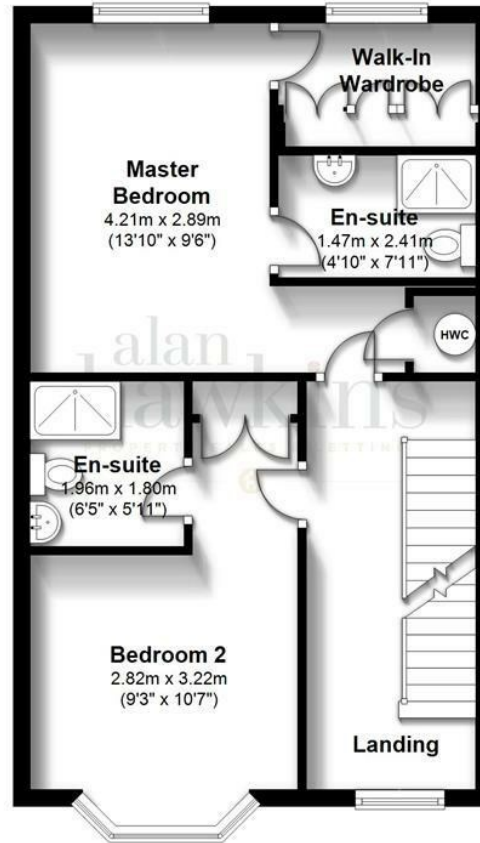
Ground Floor

Approx. 49.6 sq. metres (533.6 sq. feet)



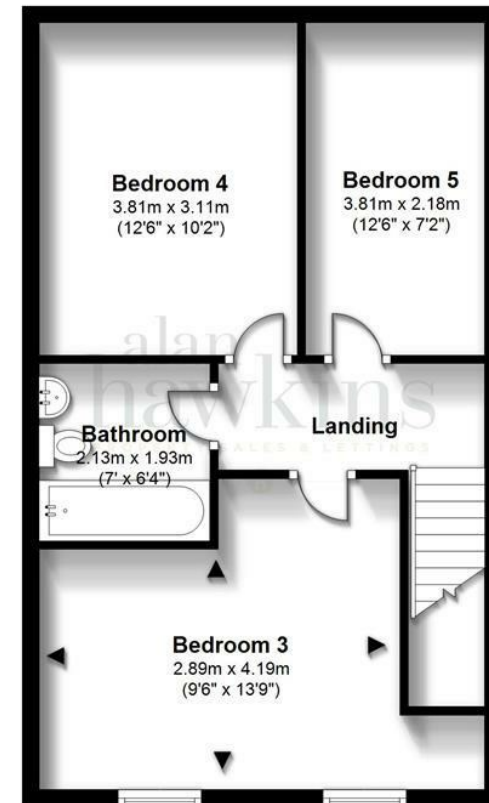
First Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



Second Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



Total area: approx. 148.2 sq. metres (1595.7 sq. feet)

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