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Blain Place, Royal Wootton Bassett, SN4 8FP

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PROPERTY SALES & LETTINGS



- Three Bedroom Semi Detached
- Beautifully & Tastefully Presented Throughout
- Kitchen/Diner
- Built In Wardrobes (Bedroom 1)
- Attached Garage & Driveway
- Downstairs Cloakroom
- En-Suite Shower Room
- Low Maintenance Rear Garden

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PROPERTY SALES & LETTINGS

48 Blain Place Royal Wootton Bassett, SN4 8FP

£309,995

Situated in the highly sought-after development of Blain Place, Royal Wootton Bassett, this beautifully and tastefully presented three-bedroom semi-detached home offers the perfect blend of modern living and comfort. Offering a good size rear garden, an attached garage, and an ideal location close to amenities, top-rated schools, and excellent transport links to J16 of the M4, this property is a must see!

The inviting ground floor features an entrance hallway leading to a spacious living room. A convenient cloakroom adds practicality, while the stylish kitchen/diner at the rear is ideal for family meals and entertaining. French doors open to the rear garden, which boasts an extended seating patio area.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a master suite with built-in wardrobes and en-suite shower room.

A fully tiled family bathroom with a shower over the bath completes the accommodation.

Externally, the property enjoys a westerly-facing, fully enclosed garden, laid to lawn with a large extended patio area – ideal for outdoor relaxation and entertaining. Rear access to the garage is also a benefit from the garden. To the front, you'll find driveway parking leading up to the attached garage with an up-and-over door, power and lighting.

Additional features include uPVC double glazing, gas radiator central heating, mains electric & water and full fibre broadband with download speeds available of 780 - 930 Mbps. For more information or to arrange a viewing, contact Alan Hawkins Property Sales today to arrange your viewing!



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band D For year 2024/25 = £2412.03
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Management Fee £0

Energy Efficiency Rating (England & Wales)

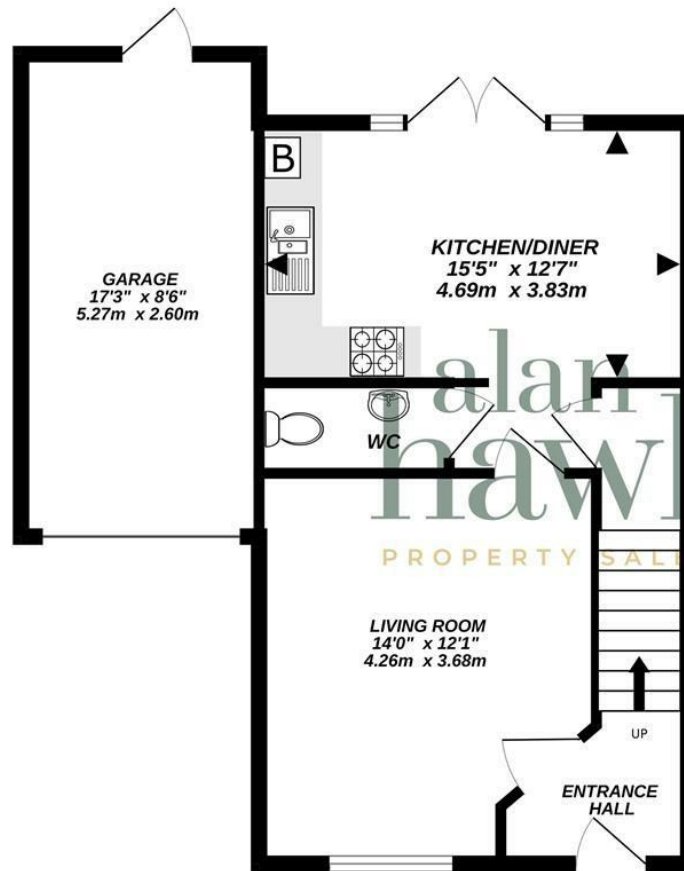
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



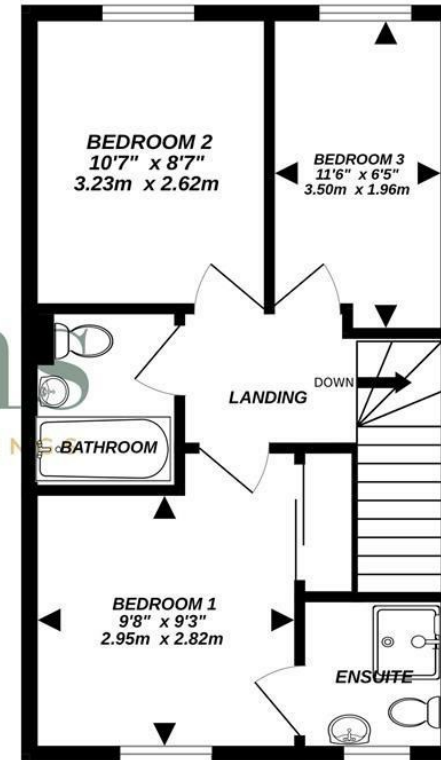




GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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