



- Three Bedroom House
- Two Storey Extension
- Conservatory
- Two Reception Rooms
- Garden Room
- Attached Garage
- Downstairs WC
- Generous Driveway
- c75ft Rear Garden
- Gas Combination Boiler

alan  
hawkins  
PROPERTY SERVICES & INVESTMENTS



# 15 Morstone Road, Royal Wootton Bassett, SN4 7DH

Guide price £315,000

Two storey rear extension, conservatory, garden room, c75ft rear garden and a generous driveway. Simply put, a property that must be viewed!

The internal layout offers a front entrance porch with fully tiled hallway and under stairs WC, living room with open archway to a dining area with gas fireplace, double doors through to a conservatory with French doors to the rear patio, extended galley kitchen with door to a good size garden room which in turn provides access to the rear garden and attached garage with power, lighting and double doors to the front.

There is an extended bathroom to the first floor with separate shower cubicle, two good size double bedrooms with wall to wall fitted wardrobes and a large single bedroom.

This property boasts large front and rear gardens with a three car driveway to the front and a south west facing rear garden which is non overlooked and measures around 75ft in length.

The property is fitted with uPVC double glazed windows throughout and is heated via a gas combination boiler.

Early viewings are highly recommended to avoid missing out!

## Viewings

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

## Council Tax - Wiltshire Council

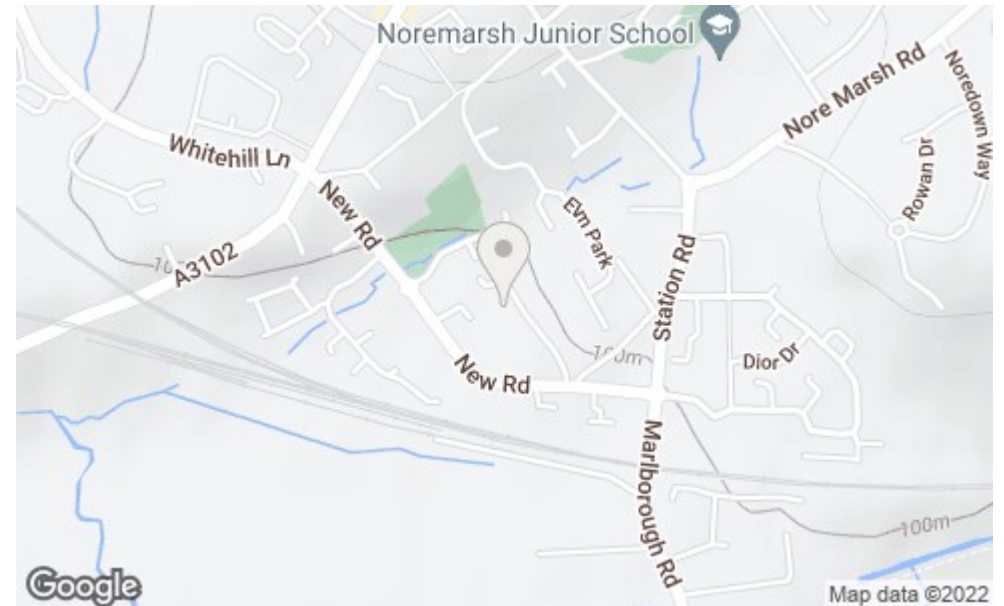
Council tax band B.

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.

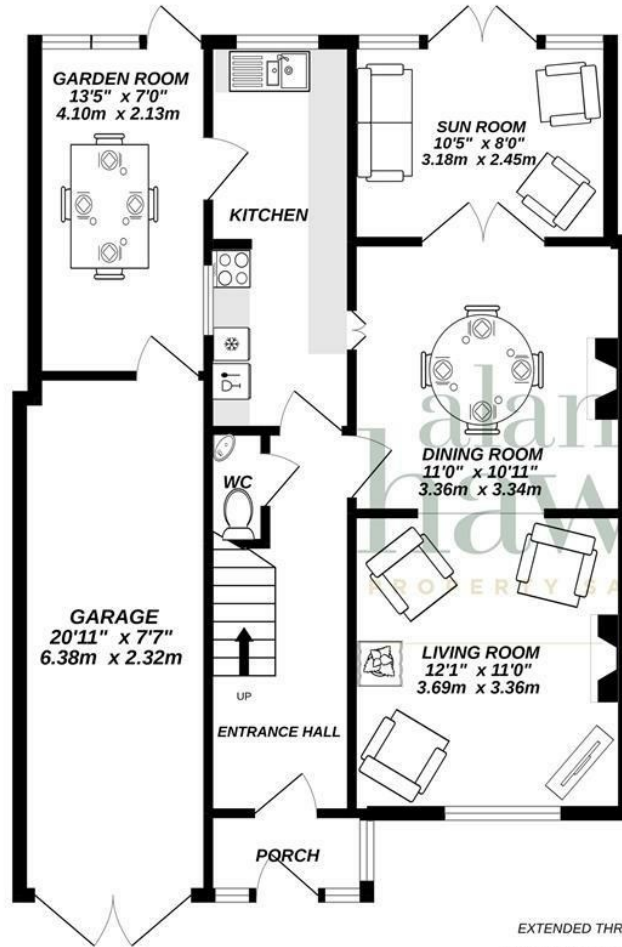








GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



EXTENDED THREE BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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.  
Made with Metropix ©2022



**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, 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.

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 or lettings@alanhawkins.co.uk

