



63 Buxton Way, Royal Wootton Bassett, SN4 8JB

- Four Double Bedrooms
- End Of Terrace
- South Facing Rear Garden
- Garage + Parking Behind
- Lounge/Diner
- Cloakroom
- En-Suite Shower Room
- Family Bathroom
- Walking Distance To High Street
- NHBC Warranty Remaining



63 Buxton Way, Royal Wootton Bassett, SN4 8JB

£277,500

A spacious FOUR DOUBLE bedroom town house with GARAGE to the rear and benefiting from a SOUTHERLY FACING REAR GARDEN, centrally located within walking distance of the high street in the market town of Royal Wootton Bassett allowing ease of access to local amenities including schools and the 'Outstanding' Royal Wootton Bassett Academy. Constructed in 2015, this property comprises an entrance hallway with cloakroom, Kitchen and a generous living/dining room with French door to the rear garden. To the first floor, a master bedroom complete with en-suite shower room and bedroom two whilst to the second floor is a family bathroom and bedrooms three and four, all being very generous in size. The rear garden is fully enclosed by fencing with a rear gate providing access to the garage and parking space behind. Further attributes include gas radiator central heating via a combination boiler, uPVC double glazing and 6 years remaining of the NHBC warranty. An ideal purchase for any growing family. Call Alan Hawkins Property Sales today to arrange a viewing.

Front entrance door to the entrance hall.

Entrance Hall

Mat well carpet. Fitted carpet. Skimmed ceiling. Single pendant light. Carpeted staircase with 180 degree turn to the first floor landing. Single panel radiator. Door to cloakroom.

Cloakroom

Laminate effect vinyl flooring. Skimmed ceiling. Single ceiling light. Obscure uPVC double glazed window to the front elevation. Consumer unit. Close coupled WC. Pedestal wash hand basin. Single panel radiator.

Kitchen

8'8 x 8'1 (2.64m x 2.46m)

Laminate effect vinyl flooring. Skimmed ceiling. Track of four spot lights. Extractor fan. uPVC double glazed window to the front elevation. Roll top work surface with integrated stainless steel one and half bowl sink with side drainer and cupboard under. Integrated electric oven with four ring gas hob, glass tiled splash back behind. Stainless steel extractor hood over. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for upright fridge/freezer. Four single base units, set of drawers and three wall units. Cupboard housing Ideal boiler.

Lounge/Diner

16'3 max x 15'4 max (4.95m max x 4.67m max)

Fitted carpet. Skimmed ceiling. Two single pendant lights. uPVC double glazed window to the rear elevation and uPVC double glazed french doors to the rear garden. Double panel radiator. Single panel radiator. Television point. Telephone point. Door to under stairs storage cupboard with power and space for tumble dryer.

First Floor Landing

Fitted carpet. Skimmed ceiling. Single pendant light. Single panel radiator. Carpeted stair case with 180 degree to the second floor landing. Door to storage cupboard and door to bedroom four.

Bedroom Four

15'5 x 8'11 (4.70m x 2.72m)

Fitted carpet. Skimmed ceiling. Single pendant light. Two uPVC double glazed windows to the rear elevation. Single panel radiator.

Master Bedroom

15'5 max x 9'10 max (4.70m max x 3.00m max)

Fitted carpet. Skimmed ceiling. Single pendant light. Two uPVC double glazed windows to the front elevation. Single panel radiator. Door to en-suite shower room. Thermostat heating control unit.

En-Suite Shower Room

Vinyl flooring. Skimmed ceiling. Ceiling light. Extractor fan. Ladder style heated towel rail. Pedestal wash hand basin. Close coupled WC. Double width shower cubicle with glass panelled sliding door.

Second Floor Landing

Fitted carpet. Skimmed ceiling. Single pendant light. Loft hatch to a loft storage area. Door to storage cupboard.

Family Bathroom

8'7 max x 6'8 (2.62m max x 2.03m)

Laminate effect vinyl flooring. Skimmed ceiling. Ceiling light. Extractor fan. Panelled bath with glass panelled shower screen and electric shower over. Close coupled WC. Pedestal wash hand basin. Ladder style heated towel rail.

Bedroom Two

15'5 x 8'11 (4.70m x 2.72m)

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

Bedroom Three

15'4 max x 9'3 (4.67m max x 2.82m)

Fitted carpet. Skimmed ceiling. Single pendant light. Two uPVC double glazed windows to the front elevation. Double panel radiator. Door to storage cupboard.

Outside to the Front

Low maintenance frontage with slate chippings and path to the front door.

Outside to the Rear

South facing garden which is fully enclosed and laid to lawn with a patio seating area and side gated access which leads round to the garage and parking space behind.

Garage

Up and over door. Parking apron behind.

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

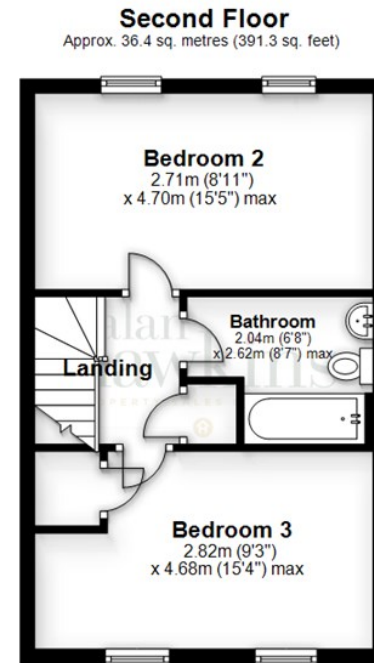
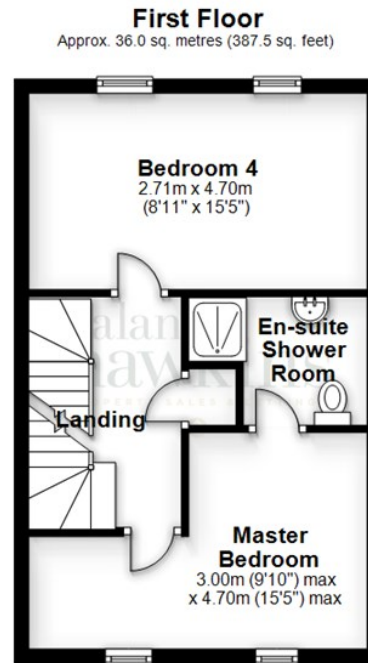
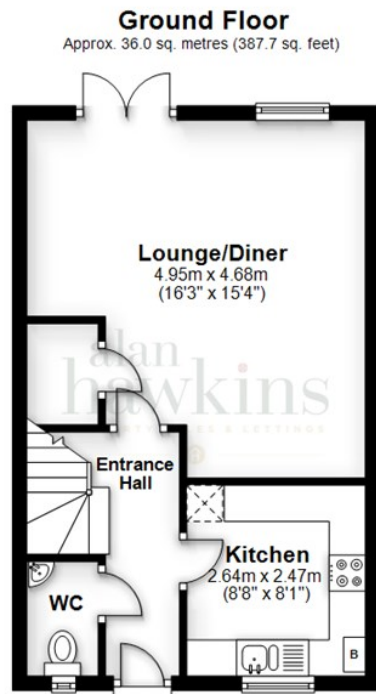
Viewings

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









Total area: approx. 108.4 sq. metres (1166.5 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.
Plan produced using PlanUp.

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

