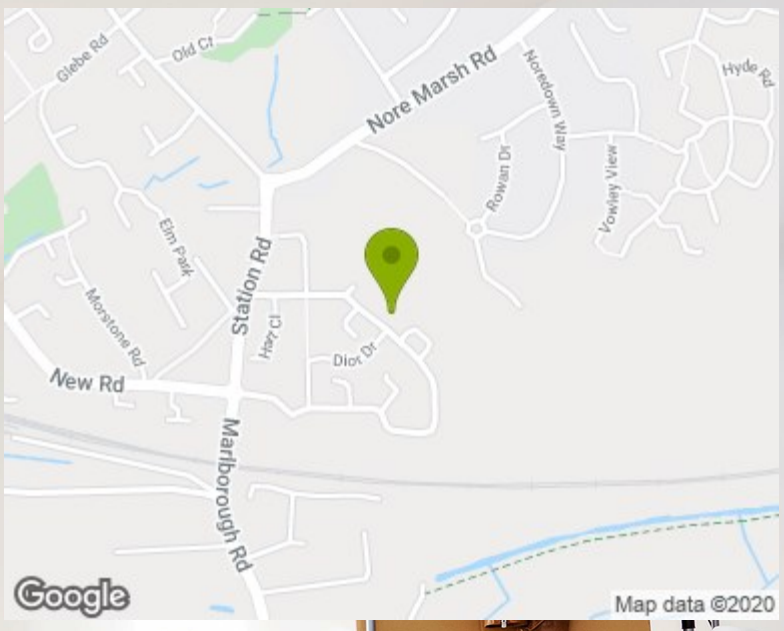
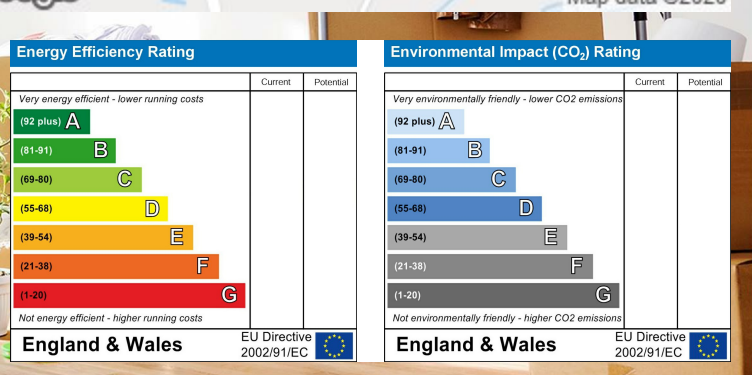
alan hawkins
PROPERTY SALES & LETTINGS

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

The Property Ombudsman

naea | propertymark PROTECTED

9 Churn Way, Royal Wootton Bassett, SN4 7FZ

£305,000

Offered with NO ONWARD CHAIN is this very well appointed, spacious and versatile four double bedroom, four storey town house constructed 2015 offering over an impressive 1800 sq feet of living accommodation positioned on the outskirts of this modern development overlooking greenery to the front and broken views to the rear and being just yards from countryside walks. The internal layout on the ground floor includes a 22ft living room/dining area with French doors to a balcony enjoying southerly distant views and a kitchen with integral oven/Hob. The first floor provides a family bathroom and two bedrooms with built in/fitted wardrobes with an en-suite shower room to bedroom 2. To the second floor is bedroom four with far reaching views and an impressive master bedroom with two double built in wardrobes and a large en-suite shower room. The lower ground floor is a perfect family space having a utility room with W.C, under stair storage cupboard, internal access to the larger than average garage and a versatile family room/play room with rear porch which leads out the enclosed driveway and garden. Further attributes includes uPVC double glazing, gas radiator central heating via a combination boiler and the remaining term of the 10 year NHBC warranty. Viewings are invited so call Alan Hawkins Property Sales on 01783 840222.

- **4 DOUBLE Bedroom Town house**
- **Lower Ground Floor Family/Games Room**
- **22ft Lounge/Diner**
- **Kitchen with Oven/Hob**
- **Three Bathrooms**
- **Utility/Cloakroom**
- **Garage + Gated Driveway**
- **South Facing Garden**
- **Close to Countryside Walks**
- **NO ONWARD CHAIN**

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

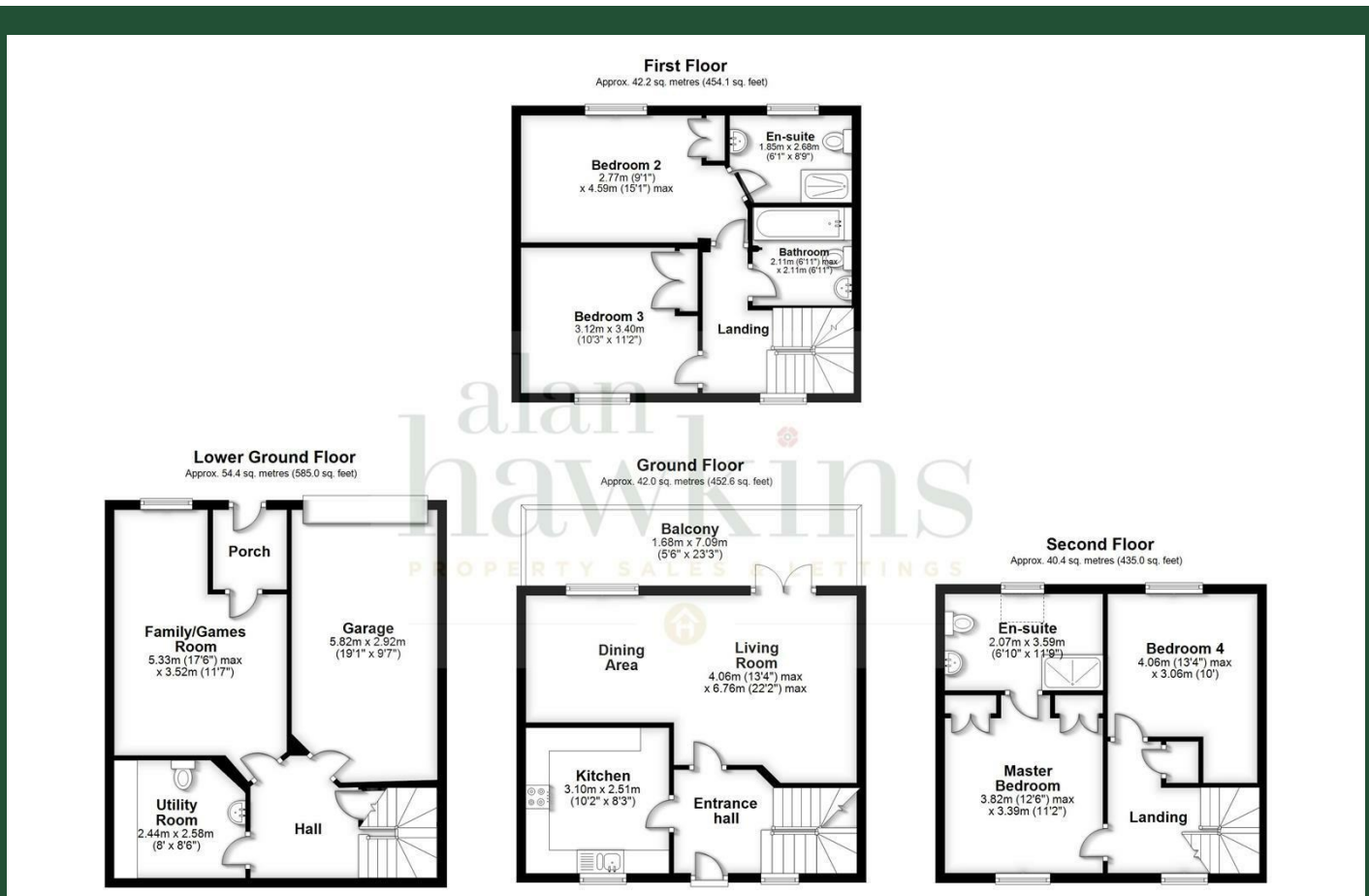
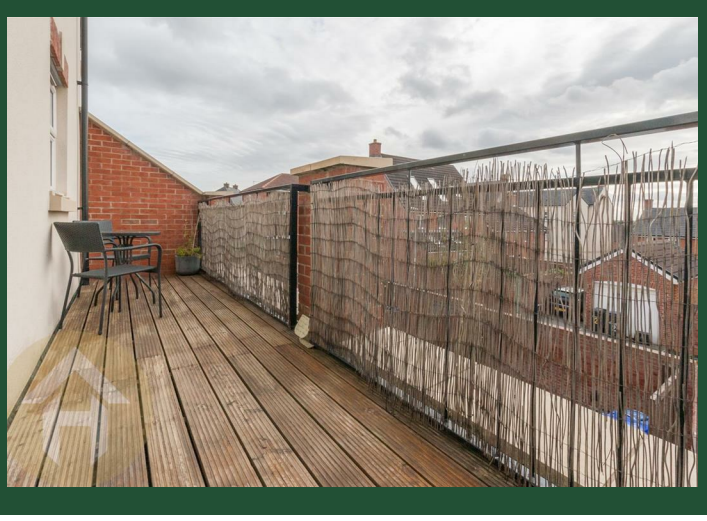
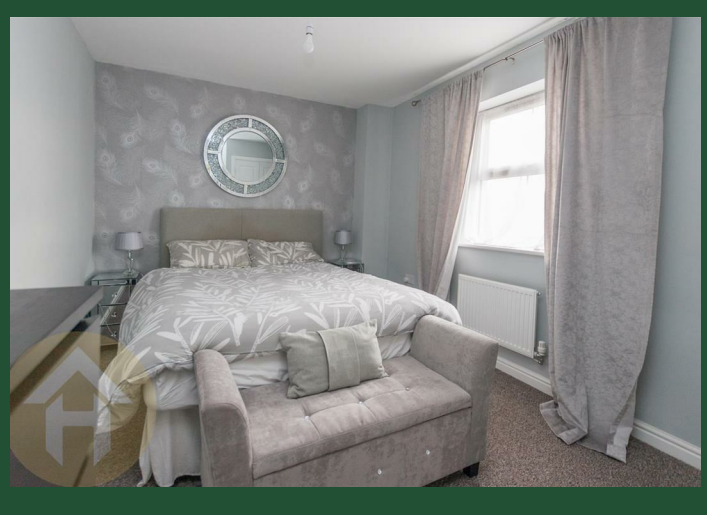
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Virtual Video Tour

A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.

Tenure

Freehold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Plan produced using PlanUp.