



- Impressive Extended Family Home
- Four Double Bedrooms
- Corner Position
- Double Garage
- Four Reception Rooms
- Conservatory
- En-Suite Bathroom Room
- Over 2000 Sq Ft
- Double & Single Driveway
- No Onward Chain

38 Branscombe Drive, Royal Wootton Bassett, SN4 8HS

Offers in excess of £500,000

****Viewings to take place from Tuesday 19th April. Call to book yours in today****

A wonderful opportunity to purchase this GREATLY EXTENDED four double bedroom detached family home with DOUBLE GARAGE pleasantly situated and located on a corner plot in a popular and desirable Basset location.

This impressive home does require updating and modernising throughout and offers a huge amount of potential to create a wonderful family home.

The internal layout comprises an entrance hallway with stairs to the first floor landing and downstairs WC, a converted integral garage ideal for a home office space/study, living room with a large opening to a conservatory which benefits double doors through to the rear garden, kitchen and dining room with a door through to a large 20ft games room with snooker table included within the sale. Attached to the rear of the property is a double garage with two single up and over doors and includes a fitted bar area perfect for entertaining guests.

The first floor benefits a family shower room, a spacious landing with airing cupboard and four good size double bedrooms all with built in wardrobes with bedroom one having an en-suite bathroom and walk in wardrobe.

Outside to the rear is a private, fully enclosed, SOUTH FACING garden mostly laid to lawn with a raised decked area adjoining the conservatory, kitchen and garage. To the front is a wrap around garden with single driveway in front of the converted garage and an additional double width driveway in front of the double garage. There is also side gated access through to the rear garden.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.

Viewings

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

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.

Council Tax - Wiltshire Council

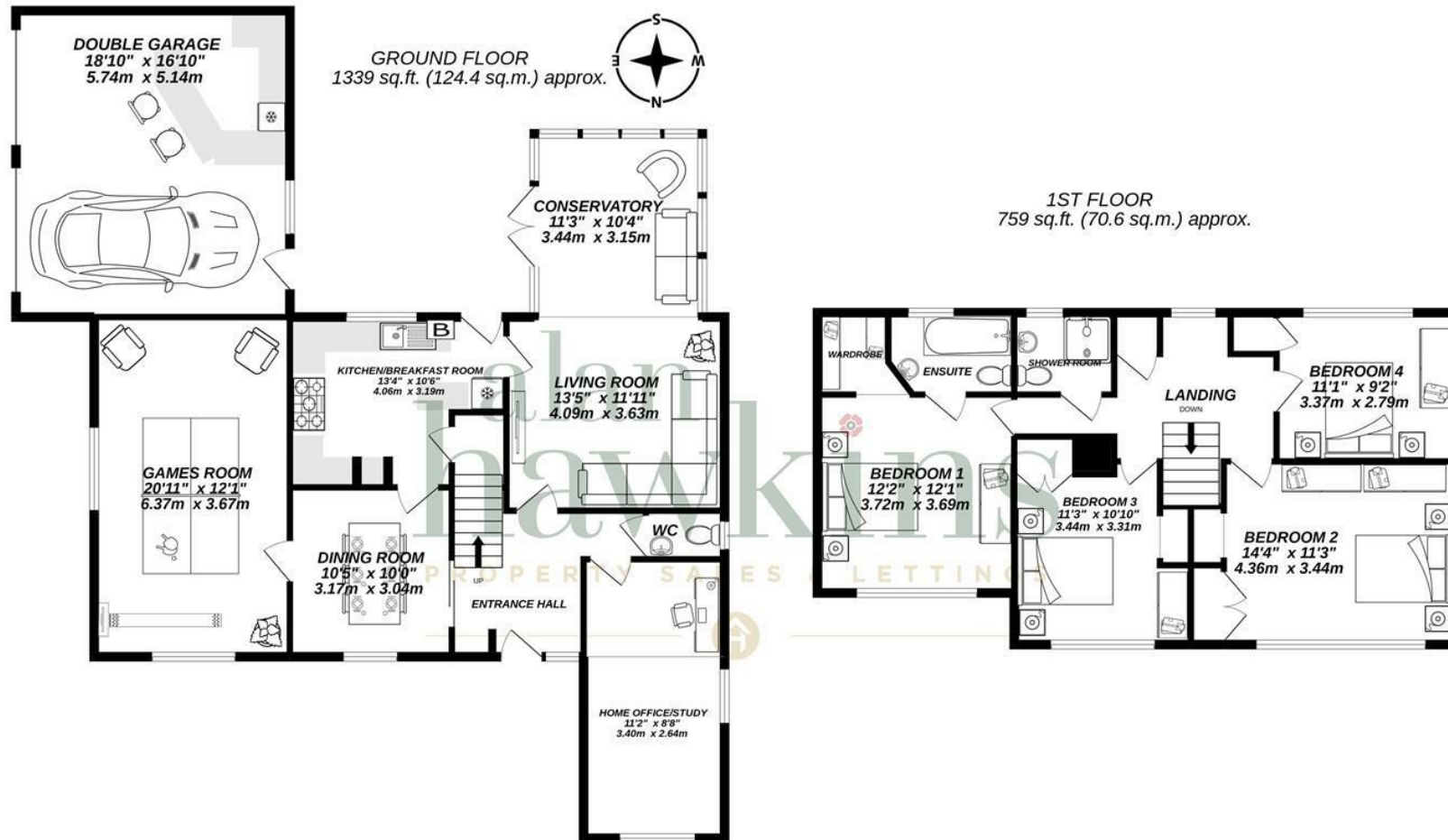
Tax Band 'E' with an improvement indicator. For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109











TOTAL FLOOR AREA : 2098 sq.ft. (195.0 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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alanhawkins.co.uk



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