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PROPERTY SALES & LETTINGS
5 Southbank Glen, Royal Wootton Bassett, SN4 8QZ

• 5 Double Bedroom Detached
• Double Storey Extension
• Detached Double Garage
• Detached Annex Potential
• Three Reception Rooms
• Kitchen/Breakfast Room
• Utility Room
• Cloakroom
• Desirable Location
• 2100 sq ft Living Accommodation

5 Southbank Glen, Royal Wootton Bassett, SN4 8QZ

£575,000

A rare opportunity to acquire this IMPOSING five double bedroom EXTENDED detached family home with a DETACHED DOUBLE GARAGE offering potential to convert to an annex with garden if required (STPP) located in a desirable location within the market town of Royal Wootton Bassett.

Boasting over 2100 sq ft of living accommodation, the impressive and spacious layout comprises a large welcoming hallway with stairs to the first floor landing, cloakroom, study/office, generous dining room, a 26ft dual aspect living room, an impressive kitchen/breakfast room complete with breakfast bar, granite worktops and integrated appliances and a utility room.

The first floor consists of a family bathroom, separate shower room with double width shower cubical, four good size double bedrooms and a large master bedroom complete with en-suite bathroom including a double width shower.

Outside and to the front is a private and secluded garden laid to lawn with the useful addition of a storm canopy leading to the front door. The mature private rear garden is fully enclosed and split in two levels with a patio seating area and garden and a raised, neatly laid garden surrounded and enclosed by flower beds, shrubs and trees.

Adjacent is a larger than average 20ft x 24ft detached double garage with electric up and over door, personal door to the side, double glazing, power and lighting. There is driveway parking in front of and to the side for up to 6 vehicles including a private garden behind providing excellent opportunity to convert into a self contained annex subject to planning permissions.

Further benefits include uPVC double glazing throughout and gas radiator central heating via a 'Worcester' boiler installed in 2014.

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

Pitched tiled storm porch covering the path leading to the front entrance door with two velux windows. Composite glazed panelled front entrance door to:

Entrance Porch and Hallway

Mat well carpet. Fitted carpet. Vaulted ceiling with pendant light. uPVC double glazed arched window to the front elevation. Single panel radiator. Carpeted staircase to the first floor landing. Textured and coved ceiling. Two pendant light and door to:

Cloakroom

Laminate tiled flooring. Textured ceiling. Ceiling light. Obscure uPVC double glazed window to the side elevation. Ladder style chrome heated towel rail, Close coupled WC. Wash hand basin with tiled splash backs and cupboard under.

Study/Office

10'9 x 7'5 (3.28m x 2.26m)

Fitted carpet. Textured and coved ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panel radiator. TV point. Telephone point.

Dining Room

17'2 x 11'10 (5.23m x 3.61m)

Fitted carpet. Tetured and coved ceiling. Three way pendant light with ceiling rose. Double panel radiator, single panel radiator. Four wall down lighters. uPVC double glazed bay window to the front elevation. Double doors to kitchen/breakfast room. Double doors through to the living room.

Living Room

25'9 x 12'11 (7.85m x 3.94m)

Fitted carpet. Textured and coved ceiling. Two single pendant lights with ceiling rose. Three picture wall lights. Four wall up-lighters. Double panel radiator. Dado rail surround. uPVC double glazed bay window to the front elevation and uPVC double glazed tilt and slide patio door to the rear garden.

Double doors from living room, double doors dining room and door from the entrance hallway lead through to:

Kitchen/Breakfast Room

26'0 x 10'8 max (7.92m x 3.25m max)

Karndean tiled flooring. Skimmed and coved ceiling. Nine recessed LED spot lights in the kitchen area. Solid granite work tops with integrated one and half bowl resin sink with side drainer. Integrated Siemens five ring induction hob with Bosch extractor over with three spot lights. Integrated full height fridge. Bosch integrated oven and grill with heating drawer below together with a combined integrated Bosch microwave oven and grill. Integrated Bosch dishwasher. Granite fitted breakfast bar with granite splash back surround. uPVC double glazed window to the rear elevation. uPVC double glazed rear doors to the rear garden. Vertical radiator. Two double wall down lights. Matching range of cream wall and base units, pan drawers. Glass panelled door to the utility area.

Utility Area

Tiled flooring. Textured ceiling. Ceiling light. uPVC double glazed window to the side elevation and uPVC door to the rear garden. Roll top work surface with space and plumbing for washing machine and tumble dryer. Double cupboard over with tiled splash back surround. Cupboard housing the Worcester boiler installed approx. 2014, serviced yearly with a British Gas contract. Cupboard housing the water softner.

First Floor Landing

Fitted carpet. Textured and coved ceiling. Two single pendant lights. Loft hatch to partially boarded loft storage area with pull down ladder and light. Extra insulation. Doors to:

Family Bathroom

9'8 x 5'5 (2.95m x 1.65m)

Fitted carpet. Textured ceiling. Ceiling light, uPVC double glazed window to the rear elevation. Ladder style heated towel rail. Panelled bath with tiled splash back surround with shower mixer tap. Low level WC. Vanity wash hand basin with double cupboard under. Shaver point.

Shower Room

Fitted carpet. Textured and coved ceiling. Two recessed spot lights. Extractor fan. Ladder style towel rail. Fully tiled splash back surround with double width shower cubicle with glass panelled sliding door. Power shower.

Bedroom Five

10'5 x 7'5 (3.18m x 2.26m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the side elevation. Single panel radiator.

Bedroom Four

10'9 x 9'1 (3.28m x 2.77m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panel radiator. TV point. Built-in over stair wardrobe with hanging rail and storage cupboard over. Telephone point.

Bedroom Three

11'10 max x 10'8 (3.61m max x 3.25m)

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

Bedroom Two

12'1 x 11'10 (3.68m x 3.61m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panel radiator. TV point. Built-in wardrobe with hanging rail and storage cupboards over.

Master Bedroom

18'8 x 12'10 (5.69m x 3.91m)

Fitted carpet. Textured and coved ceiling. Two ceiling fans with lights. uPVC double glazed window to the front elevation with secondary glazing. Single panel radiator. TV point. Door to:

En-Suite Bath/Shower Room

12'11 x 6'11 (3.94m x 2.11m)

Fitted carpet. Skimmed and coved ceiling. Extractor fan. Ceiling light. uPVC double glazed window to the rear elevation. Ladder style heated towel rail. Panelled bath with fully tiled splash back surrond. Vanity wash hand basin with double cupboard under. Enclosed close coupled WC. Double width shower cubicle with power shower, glass panelled sliding door. Airing cupboard with slatted shelving and housing the hot water cylinder and immersion heater with power pump.

Detached Double Garage

23'3 x 20'0 (7.09m x 6.10m)

Electric up and over door. Power and lighting. Eaves storage. Cold water feed. Parking for several vehicles to the front.

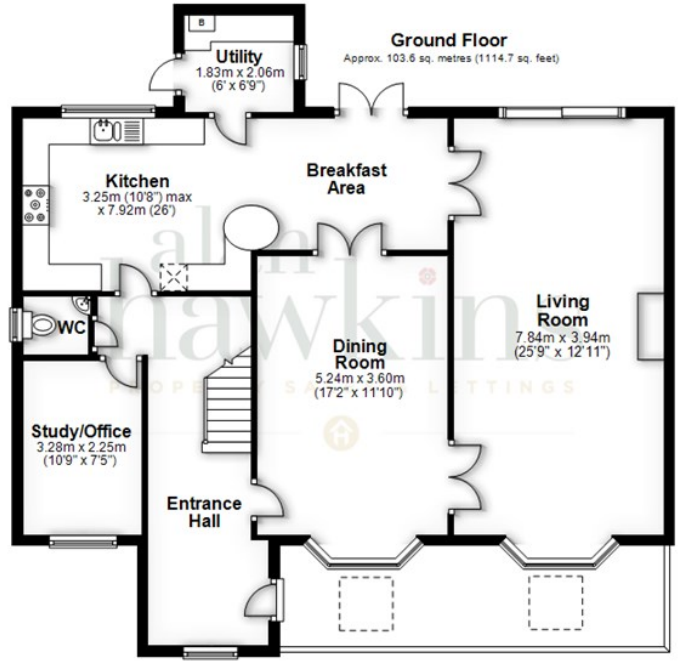
Small private garden situated to the rear. (Potential annex subject to the necessary planning permission)

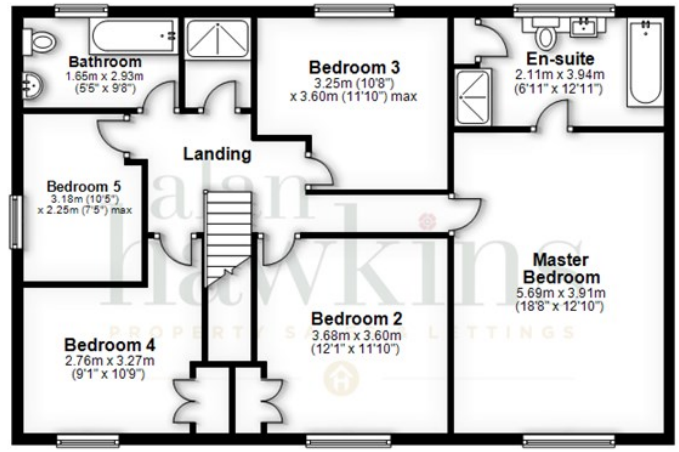
Outside to the Front

Gated access leads to a fully enclosed mature front garden neatly laid to lawn. Privately enclosed by a variety of shrubs and trees.

Rear Garden

Fully enclosed split level rear garden with side gated access to a mature garden with a large patio seating area. Garden laid to lawn surrounded by an array of plants, shrubs and borders. Steps and path leading to the first and second level gardens which are laid to lawn with sleeper border surrounds. Enclosed by fencing, flower beds, shrubs and trees. Adjacent to the property is a detached double garage.





Total area: approx. 198.7 sq. metres (2138.5 sq. feet)

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