



47 Noredown Way, Royal Wootton Bassett, SN4 8BL

- EXTENDED 4 Bedroom
Semi-Detached
- Double Story Rear
Extension
- Conservatory
- Cloakroom
- Open Plan
Kitchen/Breakfast Room
- Separate Dining Room
- Impressive Master Bedroom
- En-Suite Shower Room
- Over 1500 Sq Ft Living
Accommodation
- Viewings Recommended



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£335,000

Offered with NO ONWARD CHAIN is this impressive and SUBSTANTIALY EXTENDED 4 BEDROOM semi-detached family home situated on Noredown Way, a much favoured and established residential location in Royal Wootton Bassett, This spacious family home comprises internally a front entrance porch leading to an entrance hallway, a box bay windowed living room with cast iron wood burner with an opening through to a separate dining area. There is an extended open plan kitchen/breakfast room with 'Belfast' sink and integrated dishwasher with a large brick based conservatory addition to the rear and a downstairs wc. To the first floor are four good bedrooms and a family bathroom including the impressive master bedroom located to the rear having a vaulted ceiling with exposed oak beams, a walk-in wardrobe and an en-suite shower room. Outside to the front is a block paved drive with off road parking and garden laid to lawn. To the side is an enclosed carport with electric up and over garage door whilst to the rear is an enclosed garden mainly laid to lawn with a large decked seating area off the conservatory. Further attributes include gas radiator central heating via a combination boiler and uPVC double glazing throughout. Viewings are highly recommended so don't delay, call Alan Hawkins Property Sales today to arrange a viewing.

uPVC double glazed door to the

Entrance Porch

Tiled flooring. uPVC entrance porch with uPVC double glazed front door to the

Entrance Hall

Parquet flooring. Skimmed ceiling. Single pendant light. uPVC double glazed window to the side elevation. Double panelled radiator. Carpeted staircase to the first floor landing with under stair storage. Door through to the

Living Room

16'7 max x 12'3 max (5.05m max x 3.73m max)

Parquet flooring. Skimmed ceiling. Three way pendant spot light. uPVC double glazed box bay window to the front elevation. Double panelled radiator. Fire place with a brick based hearth and mantle piece surround with a cast iron wood burner. Two wall up lighters. TV point. Telephone point. Opening through to the

Dining Room

10'3 x 9'11 (3.12m x 3.02m)

Parquet flooring. Skimmed ceiling. Three way pendant light. Double panelled radiator. Timber framed partially glazed double doors through to the kitchen/Breakfast area.

From the entrance hall door to the

Kitchen/Breakfast Room

18'5 x 12'1 (5.61m x 3.68m)

Kitchen: Tiled flooring. Skimmed ceiling with four recessed spot lights. Glass block tiled to

the side elevation. Rolled top work surfaces to both sides with space and plumbing for washing machine. Space for tumble dryer. Space for range oven with six ring gas hob with stainless steel splash back and stainless steel extractor fan over. Splash back tiled surrounds. Space for upright fridge/freezer. Range of base units comprising two double base units. Two double wall units with glass front. Set of drawers. Further double wall unit. Breakfast bar which then leads into an opening through to a further kitchen space and breakfast area. Range of units extend with a further two double base units. Single base unit. One double wall unit. Further rolled top work surface with an integrated 'Belfast' sink. Integrated dishwasher with storage under. Splash back tiled surround. Breakfast area with wood laminate flooring. Skimmed ceiling. Six recessed spot lights. Track of five spot lights. Double panelled radiator. Two uPVC double glazed windows to the rear elevation. uPVC double glazed door to the rear elevation.

Door through to the

Conservatory

16'9 x 7'4 (5.11m x 2.24m)

Brick based. Tiled flooring. Glass panelled roof. uPVC double glazed windows to the rear elevation. uPVC double glazed French doors to the rear elevation. Double panelled radiator. Stud partition wall with a door giving access to the an additional part of the conservatory.

From the kitchen/breakfast area door through to an

Inner Lobby Area

Wood laminate flooring. Skimmed ceiling. Single pendant light. Double panelled radiator. uPVC double glazed door giving access to

Rear Lobby/Conservatory

7'4 x 4'7 (2.24m x 1.40m)

Vinyl flooring. Glass panelled roof. uPVC double glazed window to the rear elevation. uPVC double glazed obscure window to the side elevation. uPVC obscure double glazed door to the side elevation. Door to the

Cloakroom

Wood laminate flooring. Skimmed ceiling. Single pendant light. Single panelled radiator. Low level w.c. Wash hand basin. Obscure uPVC double glazed window to the side elevation. 'Worcester' combination boiler.

First Floor Landing

Fitted carpet. Skimmed ceiling. Two single pendant lights. Loft hatch to the loft storage area. Two uPVC double glazed windows to the side elevation. Door to the

Bathroom

7'10 x 5'7 (2.39m x 1.70m)

Laminate flooring. Skimmed ceiling. Single pendant light. uPVC obscure double glazed window to the side elevation. Single panelled radiator. Pedestal wash hand basin. Low level w.c. Panelled bath with shower over.

From the landing door to

Bedroom Four

8'9 x 7'5 (2.67m x 2.26m)

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

From the landing door to

Bedroom Two

11'11 x 11'6 (3.63m x 3.51m)

Fitted carpet. Textured ceiling. Single pendant light. Single panelled radiator. uPVC double glazed window to the front elevation. Interconnecting door gives access through to bedroom three.

From the landing door to

Bedroom Three

11'1 x 7'4 (3.38m x 2.24m)

Fitted carpet. Skimmed ceiling. Single pendant light. Single panelled radiator. Pitched roof opening to a 'Velux' window. Glass panelled tiles to the rear. Interconnecting door back to bedroom two.

From the landing door to the

Master Bedroom

12'3 x 12'1 (3.73m x 3.68m)

Fitted carpet. Vaulted ceiling with 'Velux' window. uPVC double glazed window to the rear elevation. Double panelled radiator. Exposed wooden beams over. Door to a walk-in wardrobe with fitted carpet, single pendant light, skimmed ceiling and hanging rails. From the bedroom, Door to the

En-Suite Shower Room

7'11 x 4'10 (2.41m x 1.47m)

Laminate flooring. Skimmed ceiling. Three way pendant spot light. Exposed beam. uPVC obscure double glazed window to the rear elevation. Single panelled radiator. Pedestal wash hand basin. Low level w.c. Shower cubicle with glass panelled door. Splash back tiled surround.

Outside To The Rear

Enclosed by close board fencing. Decked seating area. Garden laid to lawn surrounded by flower beds. Personal door access to the side into the carport.

Enclosed Carport

24'4 x 8'2 (7.42m x 2.49m)

Power and lighting. Electric up and over door. Polycarbonate roof.

Outside To The Front

Block paved driveway with garden laid to lawn.

Viewings

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

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

Royal Wootton Bassett

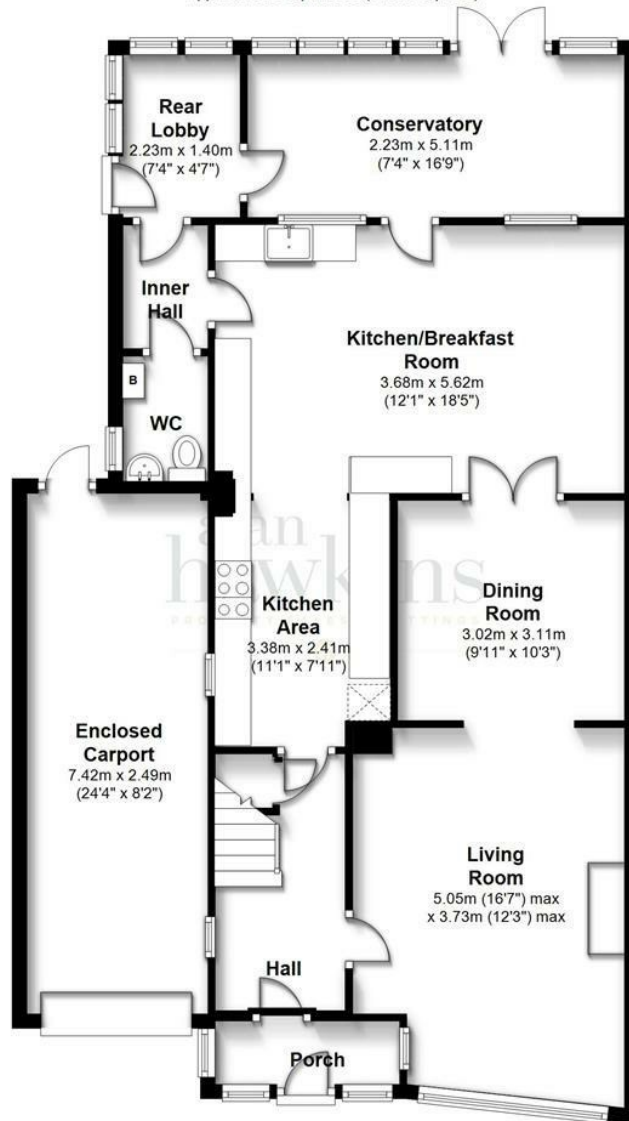
Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town 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

Approx. 105.9 sq. metres (1139.7 sq. feet)



First Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 166.5 sq. metres (1792.7 sq. feet)

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