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PROPERTY SALES & LETTINGS
61 Brook Meadow, Wroughton, SN4 9LA

• Modernised 32 x 20 Twin Park Home
• Generous Corner Plot
• 2-3 Car Parking to front
• Modern Kitchen/Dining Room
• Replacement uPVC double glazing
• LPG Central Heating
• Two Large Double Bedrooms

61 Brook Meadow, Wroughton, SN4 9LA

£135,000

A fantastic opportunity to purchase this modernised two bedroom, 1988 Omar constructed 32' x 20' twin park home occupying a generous and private corner position within this pet friendly residential site for the over 50's, ideally located for access to many local amenities including supermarkets and doctors. Offering a generous garden with excellent parking, this well cared for home benefits from a recently installed combination boiler (2015), replacement uPVC double glazing throughout, and a recent re-roof and was externally painted in 2018. Internally the accommodation offers an entrance porch, re-fitted kitchen with integrated oven & hob, dining area and lounge with bay window, both offering distant broken views, a refurbished shower room and two very generously sized double bedrooms. Outside to the front as previously mentioned is a sizeable front garden with a generous block paved veranda and garden neatly laid to lawn surrounded by flower beds with a side enclosed garden and rear garden offering 3 storage sheds. Further benefits include LPG radiator central heating, security alarm system and the option of various items of furniture, (subject to negotiations). Call Alan Hawkins Property Sales to arrange a viewing.

uPVC partially glazed front entrance door with side panel window gives access to the side porch.

Side Porch

PVC frame with obscure windows surround, poly carbonate roof. uPVC door to the dining room.

Dining Area

8'2 max x 6'8 max (2.49m max x 2.03m max)

Single pendant light. uPVC double glazed window to the front elevation. Single radiator. Tiled effect vinyl flooring. Opening through to the kitchen.

Kitchen

9'3 max x 10'6 max (2.82m max x 3.20m max)

Modern kitchen with matching gloss fronted wall and base units under a square edged quartz effect post formed work surfaces with stainless steel sink with drainer to the side. Under surface appliance space with plumbing for washing machine. Integrated 'AEG' electric oven under a four ring matching 'AEG' hob with cooker hood over. Glass splash back. uPVC double glazed window to the side elevation. Base units comprise, one double, one single, one corner, one drawer units. Matching wall units which comprise two doubles and one single. Double doors to a storage/boiler cupboard housing a 'Worcester Bosch' combination boiler supplying the domestic hot water and central heating. Space for up right fridge/freezer. LED under pelmet lighting. Panelled door to an inner hallway.

Inner Hallway

Pendant light. Panelled door to the living room.

Living Room

12'8 x 10'11 (3.86m x 3.33m)

Ceiling light. uPVC replacement box bay window to the front elevation with venetian blinds. Double radiator. Fitted carpet. uPVC partially glazed door to the side elevation. Opening to the dining room.

From inner hallway. panelled door to the main bedroom.

Bedroom One

13'10 x 9'2 max (4.22m x 2.79m max)

Pendant light. uPVC replacement double glazed window to the rear and side elevation. Fitted carpet. Single radiator.

Bedroom Two

11'0 x 9'5 max (3.35m x 2.87m max)

LED ceiling lights. uPVC replacement double glazed window to the rear elevation. Single radiator. Telephone extension point. Fitted carpet.

Shower room

Ceiling light. uPVC opaque double glazed window to the side elevation. Close coupled WC. Vanity wash hand basin. Corner mounted shower cubicle with a plumbed shower. Quartz style wall panelling surrounds. Chrome heated towel rail. Tiled effect vinyl flooring.

Outside to the front

Generously proportioned garden with parking for two/three vehicles. Garden laid to lawn. Railway sleeper raised flower beds. Gravelled frontage leading to a block paved veranda. Well stocked flower borders to side, gated side access. Enclosed by low level panelled fencing. Further gated access to the rear garden.

Outside to the rear

Raised flower beds and large PVC storage shed with electric. A further three PVC storage sheds. Outside lighting.

Council Tax - Wiltshire Council

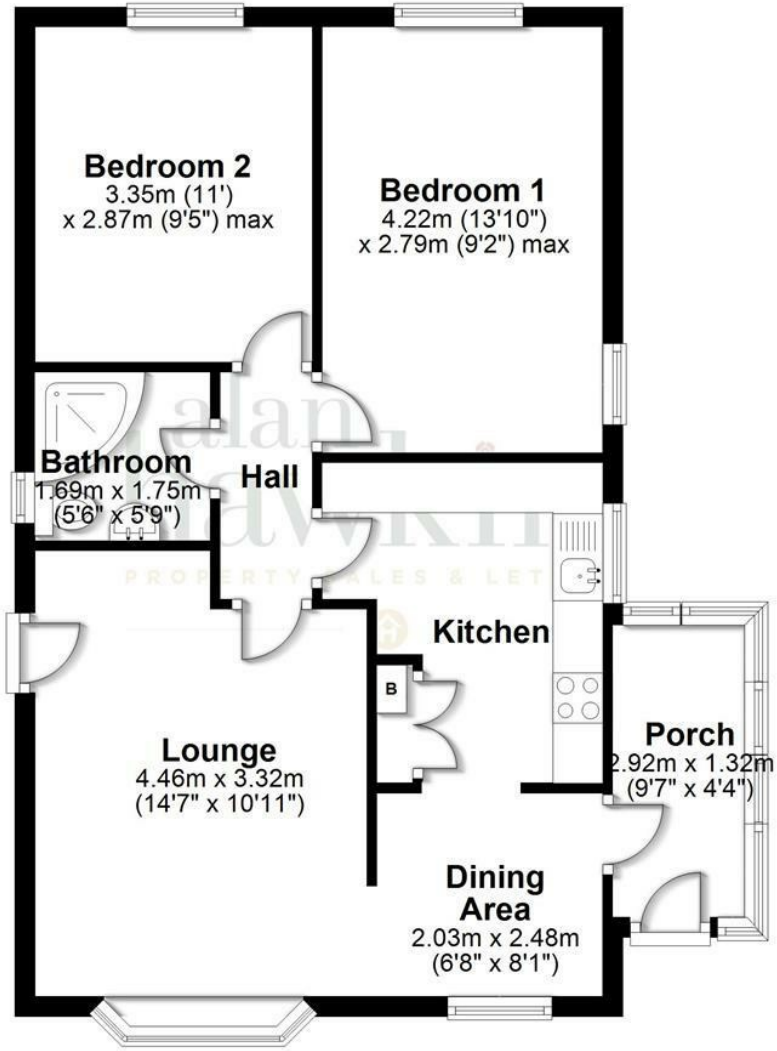
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

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

Ground Floor

Approx. 59.6 sq. metres (641.2 sq. feet)



Total area: approx. 59.6 sq. metres (641.2 sq. feet)

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