alan hawkins
PROPERTY SALES & LETTINGS

29 Glebe Road, Royal Wootton Bassett, SN4 7DU

• Three Bedroom Detached Bungalow
• Detached DOUBLE Garage
• Large Driveway
• Delightful views
• Conservatory
• 23ft Lounge/Diner
• Gas C/Htg via a Combination Boiler
• No Onward Chain

29 Glebe Road, Royal Wootton Bassett, SN4 7DU

£339,950

A delightful 3 bedroom DETACHED bungalow with DETACHED DOUBLE GARAGE and large driveway which boasts beautiful far reaching countryside views from the rear garden, located within a 5 minute walk to Royal Wootton Bassett's popular High Street. The internal accommodation comprises an entrance hall, kitchen, 23'1 lounge/diner with an open flue fireplace and patio doors to a rear conservatory, family bathroom and 3 good size bedrooms. The property occupies a larger than average plot with an excellent frontage with a lawn, front patio and summer house and driveway which provides generous parking for several vehicles with gated access to both sides leading to the rear garden. To the rear is a fully enclosed garden laid to lawn with a patio seating area to the immediate rear, summer house and a further patio area which enjoys the far reaching views on offer. Further attributes include gas radiator central heating via a Worcester Bosch Boiler and uPVC double glazing. To view this property contact Alan Hawkins Property Sales.

Partially glazed uPVC front entrance door with side panalled window giving access to :

Entrance Hall
Textured ceiling, pendant light, fitted carpet, single radiator, door to:

Cloakroom
4'7 x 4'3 (1.40m x 1.30m)
Textured ceiling., ceiling light, uPVC obscure double glazed window, wall mounted consumer trip-switch unit, close coupled WC, vanity wash hand basin with cupboard under, tiled splash back and fitted mirror. Single radiator, vinyl tiled flooring.

Kitchen
9'7 x 7'7 (2.92m x 2.31m)
Textured ceiling. Fluorescent strip lighting. uPVC double glazed window to the front elevation with far reaching broken views. Matching wall and base units under post formed work surfaces with inset stainless steel sink with drainer to side with double cupboard under. Further base units comprising two single cupboards, appliance space and plumbing for a washing machine with a 'Zanussi' washing machine included. Space for free standing oven.. Space for a free standing fridge/freezer with a 'Beko' fridge/freezer included. Wall units comprise one double and two single units and a further tall storage/larder cupboard. Breakfast bar with space under . Tiled splash back. Wall mounted heating controls for the domestic hot water and central heating. Tiled effect vinyl flooring.

From the hallway door to :

Bedroom Three
10'6 x 8'3 (3.20m x 2.51m)
Textured coved celing. Three way spotlights. uPVC double glazed window to front elevation. Single radiator. Fitted carpet.

From the entrance hall glazed door to:

Lounge/Diner
23'1 x 11'3 (7.04m x 3.43m)
Textured & coved ceiling. Two three-way ceiling lights. uPVC double glazed window to the rear elevation. Open flue fire with carved stone hearth and surround. Two single radiators. Fitted carpets. Television point. Sliding aluminium doors to

Conservatory
11'9 x 7'8 (3.58m x 2.34m)
Pitched poly-carbonate roof. uPVC framed with french doors to side. Wood effect vinyl flooring. Wall mounted Dimplex heater. Wall mounted light and three recessed downlights.

From the entrance hall door to :

Inner Hallway
Textured ceiling. Pendant light. Door to an airing cupboard with double radiator and slatted shelving.

Bedroom One
13'2 x 9'11 (4.01m x 3.02m)
Textured ceiling, pendant light. uPVC double glazed window to the rear elevation. Single radiator. Fitted carpet. Fitted double wardrobes with dresser unit and top box storage. Telephone point.

Bedroom Two
9'8 x 8'3 (2.95m x 2.51m)
Textured ceiling. Pendant light. Loft hatch to loft storage space housing a 'Worcester

Bosch' combination boiler. uPVC box bay window to the front elevation. Single radiator. Fitted carpets. Fitted wardrobes comprising one double, two singles.

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Textured ceiling. Ceiling light. Obscure uPVC double glazed window to the front elevation. Mostly tiled surround. Coloured suite comprising panalled bath, pedestal wash hand basin and close coupled WC. Tiled flooring. Single radiator. Shower mixture tap with wall mounted vanity light with shaver point.

Rear Garden

The property occupies a generous plot with the rear garden comprising patio with garden laid to lawn with well stocked flower borders. A sloping garden that raises to a sun patio with far reaching views. Sunken ornamental fish pond. Timber garden shed. Timber summer house. Enclosed by close board fencing. Outside lighting. 21 x gated side access. Steps which lead down to a rear personal door access to the garage.

Double Garage

17'4 x 16' (5.28m x 4.88m)

With personal door to rear. Window to rear. Eaves storage. Power and lighting. Two up and over doors to the front.

Outside to front

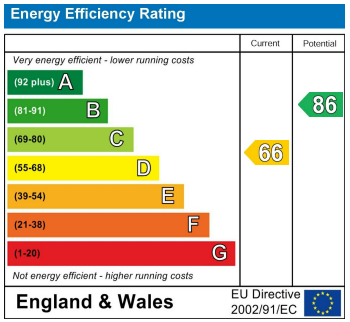
Tarmac driveway providing off road vehicle parking for between four to six cars. Garden laid to lawn with steps rising to a front patio. Further garden laid to gravel housing a further summer house.

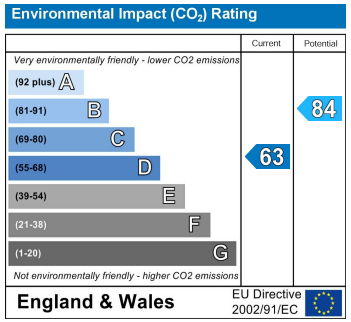
Council Tax - Wiltshire Council

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

Viewings

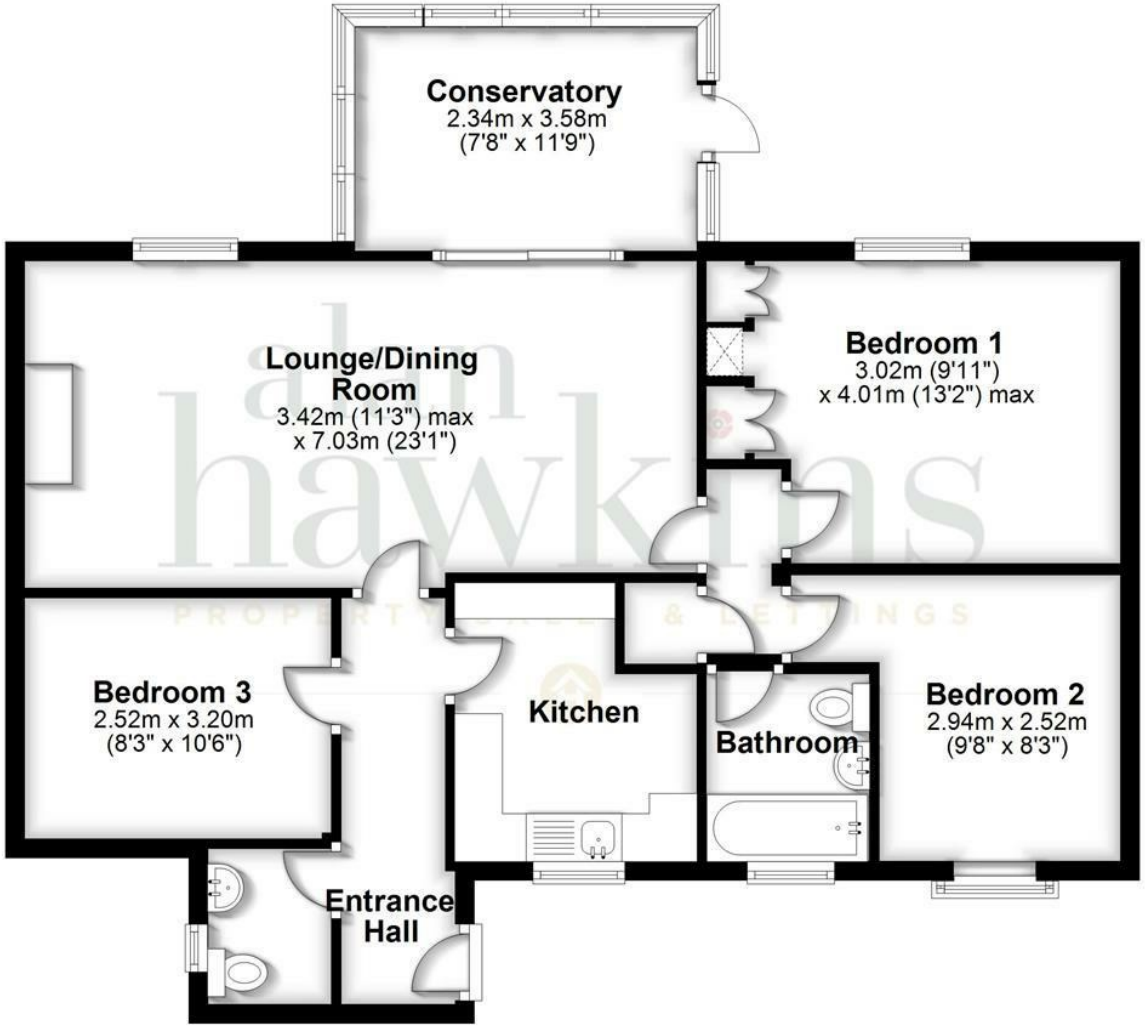
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222





Ground Floor

Approx. 83.1 sq. metres (894.3 sq. feet)



Total area: approx. 83.1 sq. metres (894.3 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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