alan hawkins
PROPERTY SALES & LETTINGS

3 Beamans Lane, Royal Wootton Bassett, SN4 7BU

- 3 Bedroom Cottage
- End of Terrace
- Delightful Character Features
- Lounge with Log Burner
- Extended Kitchen/Diner
- First Floor Bathroom
- Built-in Wardrobes
- Low Maintenance Rear Garden
- Close to High Street & Amenities
- Virtual Viewing upon Request

3 Beamans Lane, Royal Wootton Bassett, SN4 7BU

Price £225,000

** Virtual Viewing Available upon Request **

- Reduced for a quick sale -

A charming and characteristic 3 storey cottage ideally located just a short walk from the main High Street providing easy access to the many amenities on offer. This attractive end of terraced cottage offers a porch entrance, an inviting lounge with treated oak beamed ceiling, a stunning inglenook fireplace feature with a dual fuel log burning stove. To the rear is a light and spacious extended kitchen/diner with two 'Velux' windows and range of kitchen units under attractive 'Corian' work surfaces. A spiral staircase rises to the first floor which provides a landing and access to two bedrooms both with built-in wardrobes and there is a modern bathroom with a further staircase leading to the 2nd floor bedroom with a vaulted high pitched ceiling. To the outside is a maintenance free garden laid to a block paved patio and sun deck area with flower border surrounds. This really is a charming cottage that is sure to please. Call Alan Hawkins Property Sales today on 01793 840222.

uPVC partially glazed front entrance door gives access to:

Entrance Porch

uPVC double glazed window to the front and side elevation. Terracotta tiled flooring. Ceiling light. Timber glazed door to:

Living Room

14' x 12'11 (4.27m x 3.94m)

Exposed beams. Feature fireplace with a cast iron dual fuel log burning stove standing on a flag stone hearth. Latch door to storage cupboard housing electric consumer unit. uPVC bay window to the front elevation. Double radiator. Wood laminate flooring. Latch door to staircase with180 degree return to the first floor landing. Television point. Four wall up lights. Latch door to :

Kitchen/Dining Room

16'3 max x 13' max (4.95m max x 3.96m max)

Dining Area: skimmed ceiling. Six recessed down lights. Tiled flooring. Single radiator. Opening to:

Kitchen Area : skimmed ceiling. Six down lights. Two velux windows. Double radiator. Cream fronted matching base and wall units under 'Corian' work surface with inset five ring 'Neff' gas hob with a matching 'Neff' electric oven under, glass splash back and cooker hood over. Tiled splash back surrounds. Wall mounted 'Vaillant' combination boiler supplying the domestic hot water and central heating. Top hung uPVC double glazed window to the rear elevation and a partially glazed uPVC door to the rear garden. Wall units comprise, four single, one double. Base units comprise, two single, two corner pull out storage units, double cupboard under a one and half bowl sink with inset drainer to side. Under surface appliance space and plumbing for washing machine, space for upright fridge/freezer. Further 'Corian' work surface with one double, one single, one drawer unit under and two double wall units over. Tiled flooring.

From the living room, carpeted staircase with 180 degree return to:

First Floor Landing

Skimmed ceiling. Wall light. Doors to:

Bedroom One

13'3 x 8'6 (4.04m x 2.59m)

Exposed beams. Fitted carpet. Double radiator. Two uPVC double glazed windows to the front elevation, one with a window seat. Built-in wardrobes with one double, one single door, hanging space and shelving. Television co-ax lead. Pendant light.

Bedroom Two

11'6 max x 9'2 max (6'3 min) (3.51m max x 2.79m max (1.91m min))

Beamed ceiling. Two pendant lights. Single radiator. Fitted carpet. uPVC double glazed window to the rear elevation. Door to built-in wardrobe with hanging space and shelving.

Family Bathroom

Skimmed ceiling. Three track spotlight. uPVC obscure double glazed window to the rear elevation. Three piece white suite comprising corner bath with a plumbed shower over & shower mixer taps. Close coupled WC. Wash hand basin with quartz work top and cupboard under. Fitted bathroom cabinet with mirror, storage and courtesy light. Fully tiled surround. Tiled effect vinyl flooring. Single radiator.

From the landing, latch door to staircase with 180 degree return to:

Loft Bedroom

14'3 x 9'3 (4.34m x 2.82m)

Pitched, vaulted ceiling with exposed beam work. Two uPVC double glazed dormer windows to the front elevation. Double radiator. Fitted carpet. Eaves storage. Built-in

wardrobe with double louvre doors with hanging space and shelving with fitted unit to side.

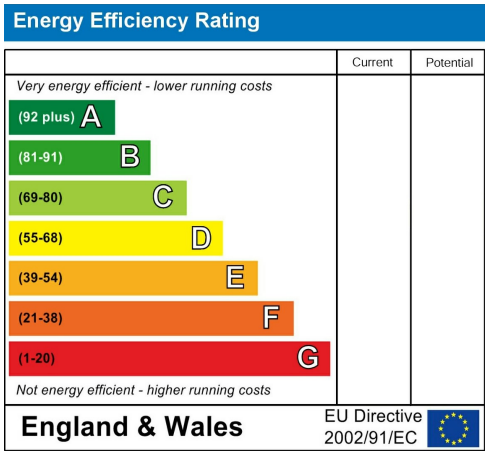
Outside to the front
The property is accessed by pedestrian path way.

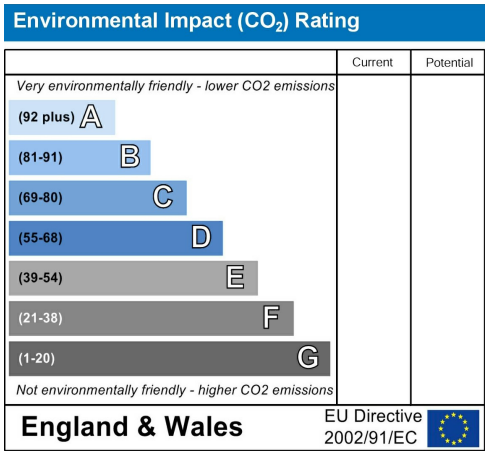
Outside to the rear
A low maintenance courtyard garden, measuring 23ft in length. Enclosed by close board fencing with a large block paved sun patio with a further elevated decked area. Well stock flower borders. Timber garden shed. Outside cold water tap.

Parking
NB There is no allocated parking to this property however unrestricted non- allocated parking is located just yards away on the main high street.

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

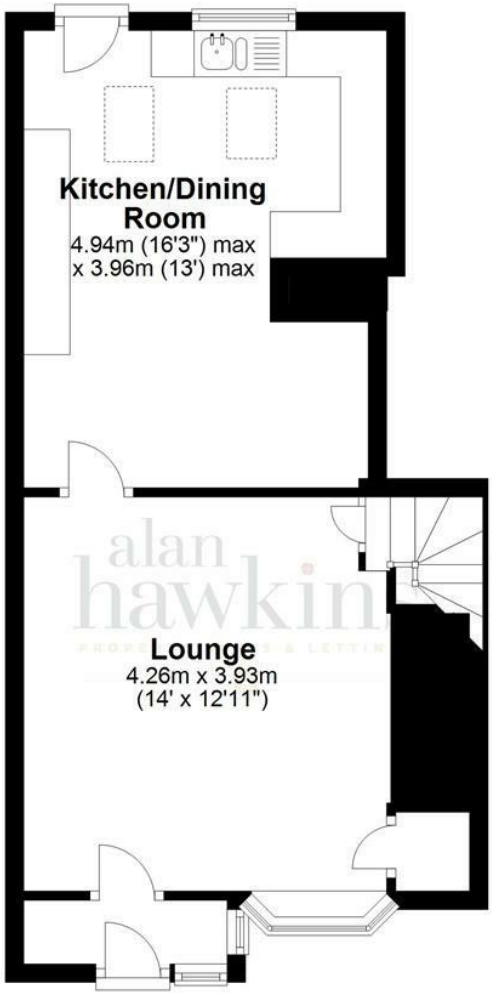
Council Tax - Wiltshire Council
Tax Band 'C'
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109





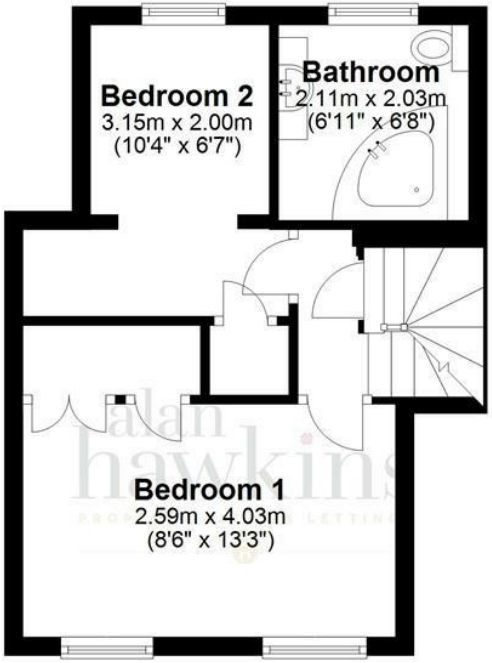
Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



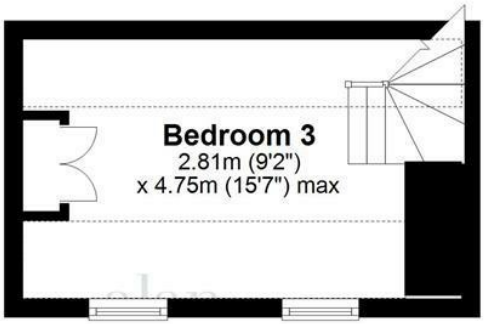
First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Second Floor

Approx. 13.3 sq. metres (143.4 sq. feet)



Total area: approx. 82.1 sq. metres (884.2 sq. feet)

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The Property Ombudsman
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