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Nore Marsh Road, Royal Wootton Bassett, SN4 8BH

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PROPERTY SALES & LETTINGS



- Popular Three Bedroom Semi-Detached
- Rear Extended
- Extended Block Paved Driveway
- Three Reception Rooms
- Southerly Facing Rear Garden

- 1930's Bay Window
- Detached Garage
- Downstairs WC
- Generous Rear Gardens
- Early Viewings Essential

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49 Nore Marsh Road Royal Wootton Bassett, SN4 8BH

£395,000

Occupying an elevated position just a short stroll from Royal Wootton Bassett's High Street, this charming 1930s bay-windowed three bedroom semi-detached home has been tastefully extended and improved to create a wonderfully practical and inviting family home.

The property enjoys distant views across the town from its front-facing bay windows and features a welcoming entrance hall leading to a bay-windowed living room with a gas fireplace and surround, a separate dining room with second feature fireplace, and a thoughtfully extended kitchen that flows seamlessly into a light-filled conservatory with double doors to the rear garden. A convenient under-stairs WC completes the ground floor accommodation.

Upstairs, there are three bedrooms, two of which are spacious doubles with fitted wardrobes, and one a comfortable single. Bedroom one benefits from a bay window and elevated views to the front. All bedrooms are serviced by a stylish and well-appointed family bathroom.

Externally, the property continues to impress. To the front is an extended block-paved driveway with a walled frontage providing added vehicle security, complete with a turning area and access to a detached garage set behind the property. The rear garden extends to approximately 100 feet and is fully enclosed, enjoying a sunny southerly aspect. It is attractively divided into two sections: a paved seating area ideal for entertaining, and a generous lawned area perfect for families or keen gardeners.

Additional features include modern uPVC double glazing and gas radiator central heating via a recently installed combination boiler.

With its prime location, extended living space, and generous plot, this home is sure to appeal to a wide range of buyers. Early viewings are highly recommended to avoid disappointment.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34

For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains

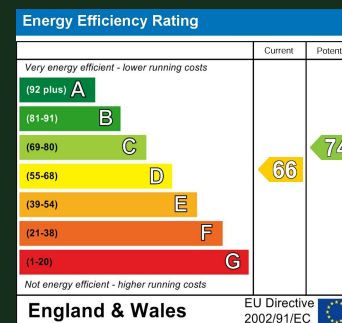
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 1600* Mbps available download speed

Energy Efficiency Rating (England & Wales)

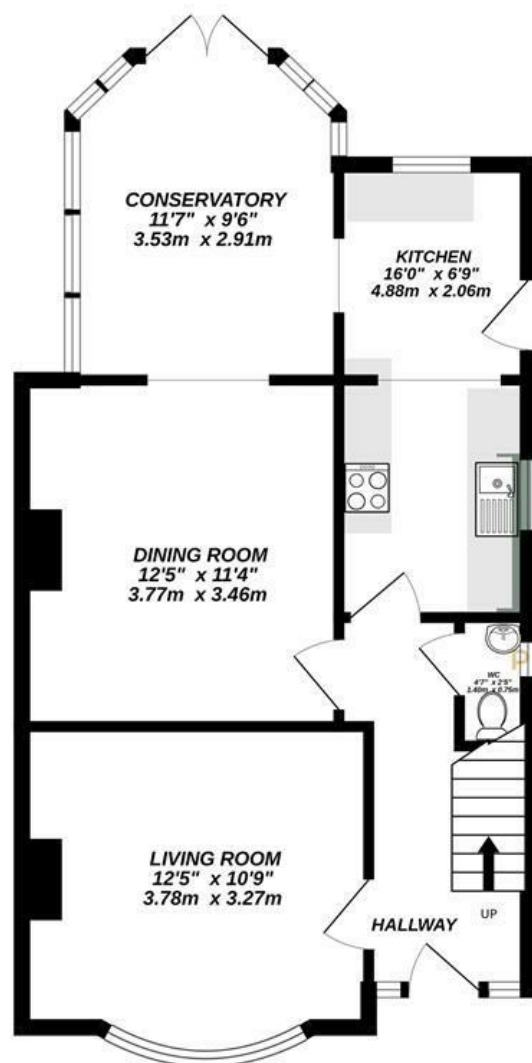








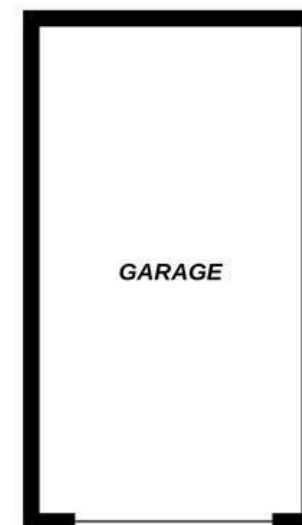
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



GARAGE
179 sq.ft. (16.6 sq.m.) approx.



989SQ FT EXCLUDING GARAGE

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

