



Evening Star, Royal Wootton Bassett, SN4 8FR

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PROPERTY SALES & LETTINGS





- Four Double Bedroom Detached
- Double Width Driveway
- En-Suite Shower Room
- Downstairs Cloakroom
- Dual Aspect Living Room

- \*\*With Approved Planning Permission\*\*
- Attached Double Garage
- Two Family Bathrooms
- Kitchen/Diner
- Private Westerly Facing Garden

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PROPERTY SALES & LETTINGS



# 4 Evening Star Royal Wootton Bassett, SN4 8FR

£485,000

An impressive and spacious FOUR DOUBLE BEDROOM DETACHED family house with an ATTACHED DOUBLE GARAGE & APPROVED PLANNING PERMISSION for a garage conversion and rear extension constructed the Wain Homes 'Wordsworth Side' design, offering both style and practicality. The property greets you with a generous reception hallway leading to a convenient downstairs cloakroom, light-filled dual aspect living room and an open-plan kitchen/dining area featuring integrated appliances and French doors opening out to the garden.

On the first floor, the primary bedroom suite includes a well-appointed en-suite shower room, a versatile fourth bedroom, which could also serve as a home office, and the family bathroom with bath and separate shower cubicle complete this level. The top floor houses two additional double bedrooms each sharing a shower

room.

Outside is a fully enclosed westerly facing garden offering space and privacy with the added benefit of a personal door into the attached garage and side gated access to the double fronted driveway.

The property is located on the southern fringe of Royal Wootton Bassett with local amenities including convenience store, public house and takeaway restaurants just 5 min walk away with the added attraction of country side walks being right on your doorstep, making it a perfect location for families and dog walkers alike.

Further attributes include the remainder of a 10 year NHBC warranty, uPVC double glazing, gas radiator central heating, For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3120.75

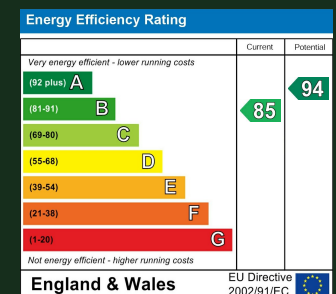
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Management Fee - c£200 p/a -tbc

## Energy Efficiency Rating (England & Wales)





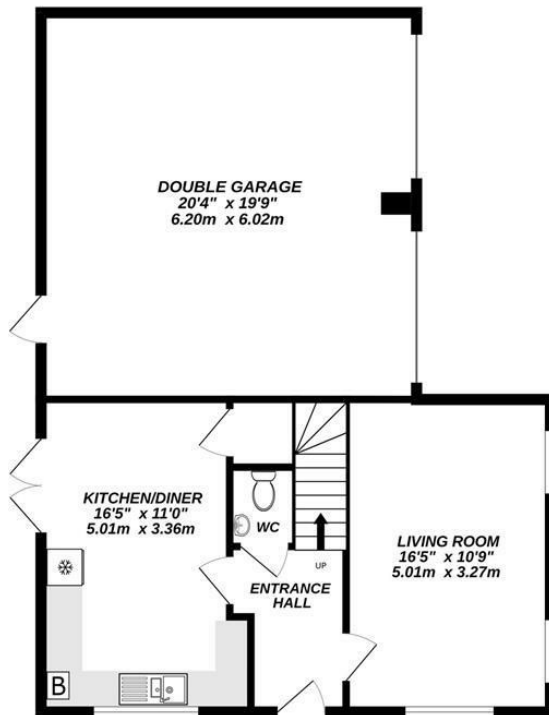




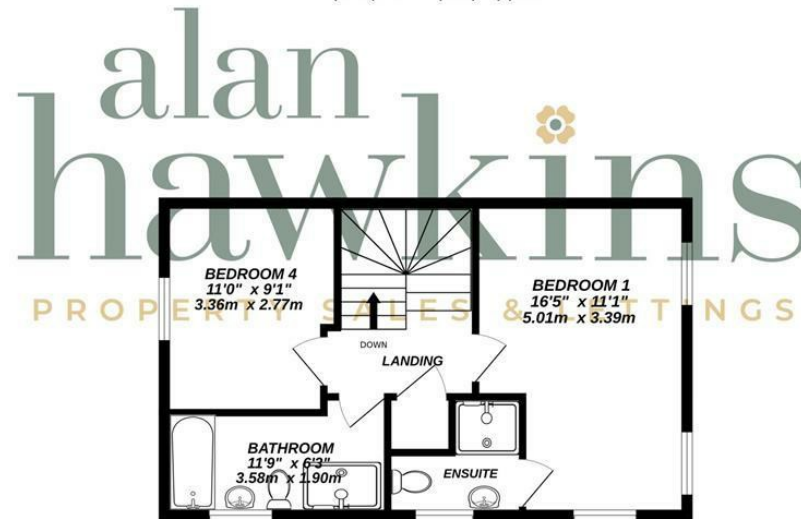




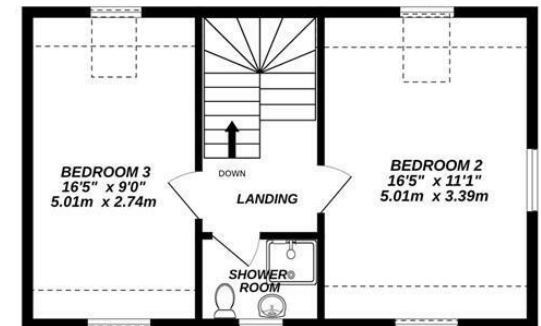
GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 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.

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