



alan
hawkins

Otter Way, Royal Wootton Bassett, SN4 7SH

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



alan

- Extended 4 Bedroom Detached
- Detached Double Garage
- En-Suite Shower Room
- Cul-De-Sac Location
- Wonderful Corner Plot
- 3 receptions
- Refitted Kitchen with Quartz Work Tops
- Viewing Highly Recommended.

49 Otter Way Royal Wootton Bassett, SN4 7SH

Offers in excess of
£500,000

A truly special 4 bedroom extended detached house constructed by Messrs Crest Nicholson homes in 1993 occupying this wonderful and enviable corner plot in an established cul-de-sac location, just a short walk from local amenities and permanent green space.

Having been extended by the current owners, this particular property offers on the ground floor an entrance hall, cloakroom, and three receptions - the study to the front, a spacious lounge with feature fireplace, and through double doors a dining room which in turn leads to both the quality conservatory and fabulous kitchen complete with Quartz work surfaces, range cooker, integrated dishwasher and microwave. The current, and original owners from new, have also added the spacious and most useful

utility room to the side. To the first floor are 4 double bedrooms, the main bedroom benefitting from an ensuite whilst a family bathroom services the other bedrooms. Outside to the front is a lengthy driveway opening to the double detached garage with up and over door, one electric. Two side gates

access the mature and inviting rear garden complete with patio areas, vegetable patch, lawned area and surrounded with mature shrubs and plants.

Further attributes include gas radiator central heating & uPVC double glazing. A truly wonderful home that is sure to please. Call Alan Hawkins Property Sales on 01793 840222 to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2023/24 = £2,800

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

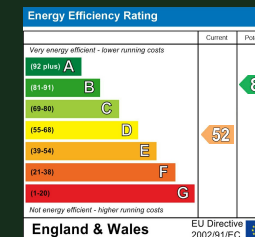
Tenure

Freehold

Management Fee

N/A

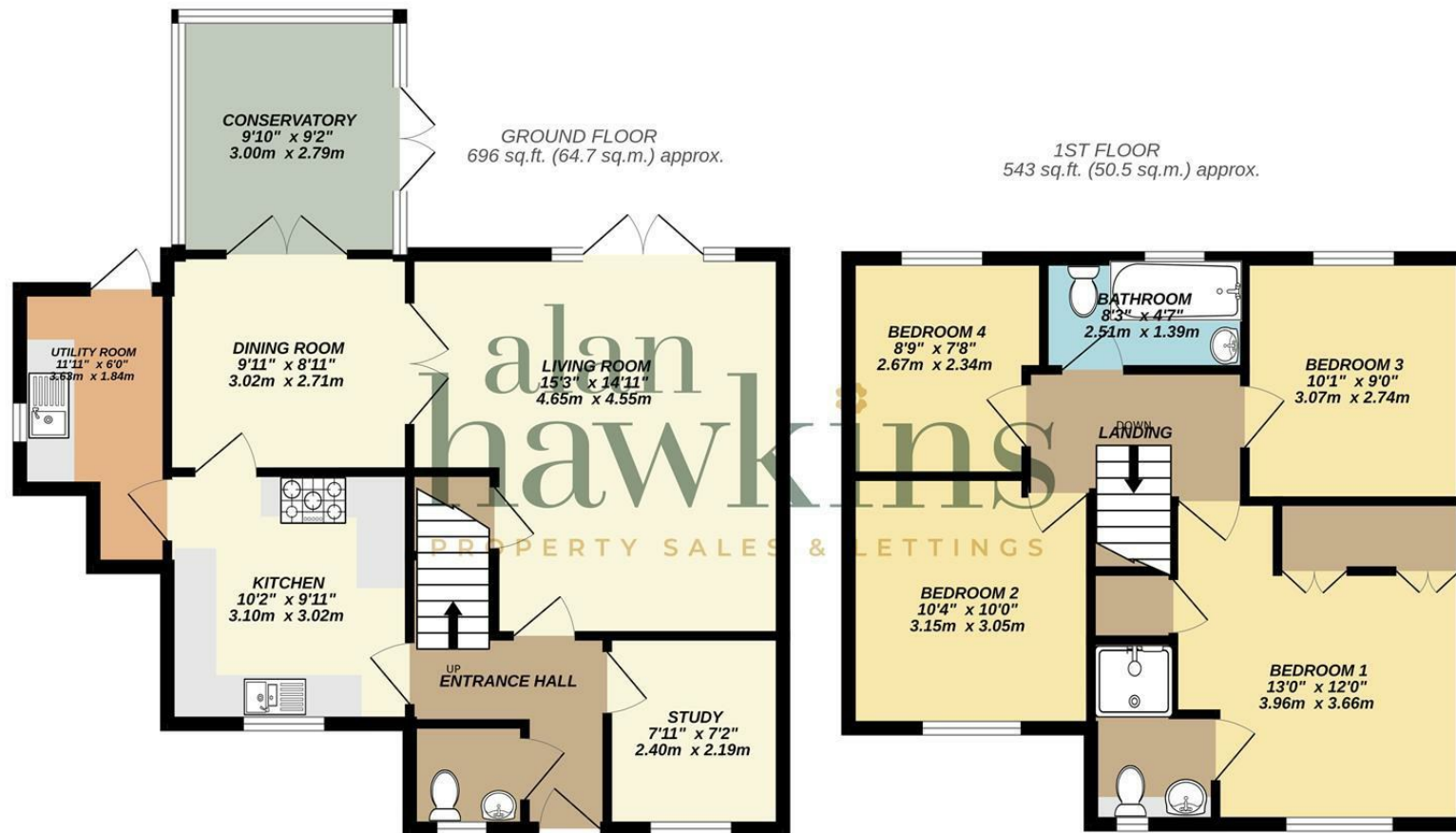
Energy Efficiency Rating (England & Wales)











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.
Made with Metropix ©2023

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

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

