alan hawkins
PROPERTY SALES & LETTINGS

43 Coleridge Close, Royal Wootton Bassett, SN4 8LD

• 3 Bedroom Semi-Detached
• Cul-de-Sac Location
• Conservatory
• En-suite shower room
• 3 Car off road Parking
• Close to amenities.
• Viewing Recommended
• Gas Central Heating

43 Coleridge Close, Royal Wootton Bassett, SN4 8LD

Offers over £239,950

A very well presented and IMPROVED 3 bedroom semi detached house situated within in a cul-de-sac position and located within walking distance of Longleaze Primary School, shops and a local green/park. The property benefits from the following attributes; Entrance hallway, Modern Kitchen, Refitted bathroom, Very good size sitting room leading to a spacious conservatory. To the first floor can be found 3 very good size bedrooms and bathroom.
Externally there is a front garden laid to gravel with hedge to borders, a low maintenance rear garden with patio and area laid to lawn. Driveway parking for circa 3 vehicles. Car Port/Lean To and space for garage or extension.

Notes: The entire property was redecorated (painted, new carpets, new banister, radiators and solid wooden doors etc) and a new en-suite installed in 2017. The central heating system was overhauled in November 2015 with all TRV's replaced. Main bathroom was newly installed in 2016.

Entrance Hallway
uPVC Obscure double glazed entrance door. uPVC double glazed window to side. Laminate flooring. Pendant light. Radiator. Doors to Kitchen, Sitting room & Refitted bathroom. Stairs to first floor.

Kitchen
12'2" x 8'2" (3.72 x 2.5)
uPVC double glazed window to front. Modern range of rolled edge work surfaces with units under. Extensive range of wall mounted cupboards. Combination Boiler (recently serviced). Stainless steel sink and drainer with mixer tap over. Built in electric oven and gas hob with extractor hood over. Laminate Flooring. Space for washing machine. Space for fridge freezer. Space for dishwasher/tumble drier. Spot lighting.

Bathroom
uPVC obscure double glazed window to front. Newly refitted bathroom comprising low level wc with soft close lid. Modern sink with waterfall tap and undersink black unit. Newly installed bath with water fall taps and power shower waterfall style chrome shower. Red sparkle wall panels (very easy to maintain), black gloss floor tiles and black modern radiator.

Sitting Room
14'6" x 11'10" (4.42 x 3.61)
uPVC double glazed window to conservatory. Double French doors to conservatory. Carpeting. Spot lighting. Radiator. Sky television point

Conservatory
12'7" x 9'6" (3.85 x 2.9)
Georgian style upvc conservatory with self cleaning glass roof, dwarf walls and radiator central heating linked into the main house allowing the conservatory to be used all year. Fan/Lighting. Carpeting. Cat flap. Patio doors to rear garden.

Stairs to first floor;

Landing
Doors to all bedrooms. Pendant light and access to loft. New Carpeting. Overstairs Cupboard.

Bedroom One
14'6" x 9'2" (4.42 x 2.8)
uPVC double glazed picture window to front. Additional uPVC window to front. 2 x Radiators. Pendant lighting. New Carpeting. Range of fitted wardrobes. Virgin television point. Potential en-suite can be sited (plumbing and access in place).

En-Suite
(Newly installed)
uPVC double glazed window to side. Low level WC. Modern basin sat on oak worktop. Shower cubicle with electric 10kw shower. Grey tiling. Lino flooring. Spot lighting (LED). Extractor fan.

Bedroom Two

9'2" x 7'4" (2.8 x 2.26)

uPVC double glazed window to rear. New Carpeting. Radiator. Pendant light. Sky television point.

Bedroom Three

9'2" x 6'11" (2.8 x 2.12)

uPVC double glazed window to rear. New Carpeting. Radiator. Pendant light. TV aerial point.

Front

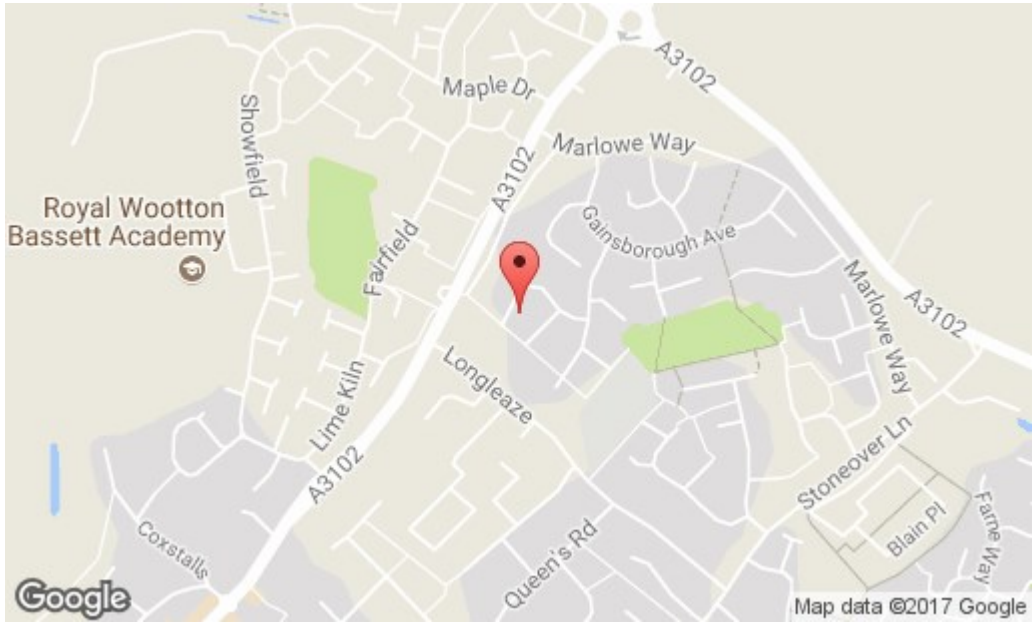
To the front of the property can be found a low maintenance garden laid to gravel with an established small privet box hedge to borders. Driveway with parking for approx. 3 vehicles. Car Port/Lean To with gated access to rear garden. Potential extension possibilities.

Rear

To the rear of the property can be found a low maintenance rear garden. Patio area leading up to the main garden where part has been graveled and the remainder laid to lawn. Newly erected fencing to one side with recent fencing to the other. Large garden shed.

Parking

Driveway parking and front garden parking – circa 3 vehicles however can be increased if required.



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

The Property Ombudsman

NAEA
National Association of Estate Agents

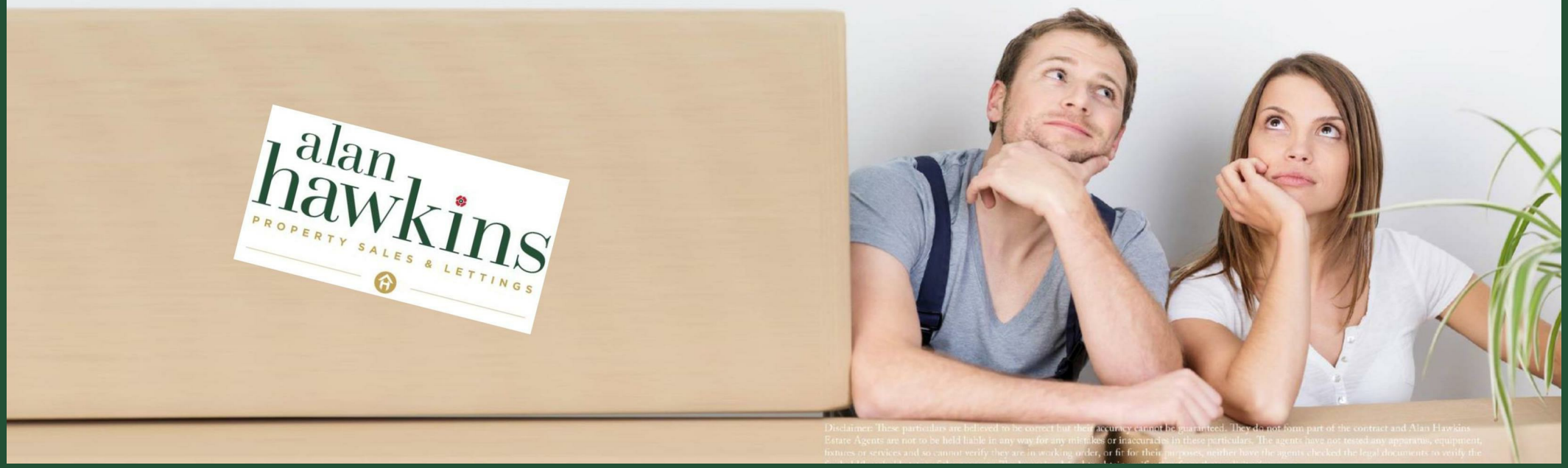
26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Visit us

alanhawkins.co.uk



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