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**Noredown Way, Royal Wootton Bassett, SN4 8BL**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

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PROPERTY SALES & LETTINGS





- 2 Bedroom Semi-Detached Bungalow
- Beautifully Presented Throughout
- Conservatory
- Large Driveway + Gated Carport Parking
- No Onward Chain

- Move In Ready
- Sought after residential location
- 60Ft West Facing Rear Garden
- Viewings Advised

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# 24 Noredown Way

## Royal Wootton Bassett, SN4 8BL

**£325,000**

Situated in one of the most desirable areas of Royal Wootton Bassett, this immaculately presented two-bedroom semi-detached bungalow offers a fantastic opportunity for those seeking a comfortable and well-maintained home. Built in the 1960s with solid internal walls, the property enjoys a generous 60ft rear garden and ample off-road parking to the front and side, complete with a carport.

For sale with no onward chain and vacant possession, the accommodation includes an entrance porch leading to a welcoming hallway, two well-proportioned bedrooms, a shower room with double width shower, a modern kitchen and a spacious 20ft lounge/diner, which flows seamlessly into a delightful conservatory overlooking the garden. Additional highlights include uPVC

double glazing, low-maintenance uPVC fascias and soffits and gas radiator central heating via a combi boiler.

There is a fully enclosed, established rear garden with a westerly-facing aspect, soaking up the afternoon and evening sun. This tranquil space is perfect for relaxation, gardening, or entertaining, and provides a peaceful retreat that beautifully complements the charm of this lovely bungalow

This charming home has been lovingly maintained and is ready to move into. Viewing is highly recommended—call today to arrange an appointment!

### Viewings

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

### Council Tax: Wiltshire Council

Tax Band C For year 2025/26 = £2269.63  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

**Gas: Mains**

**Electric: Mains**

**Water & Waste: Mains**

**Flood Risk: None**

**Internet Speeds: tbc**







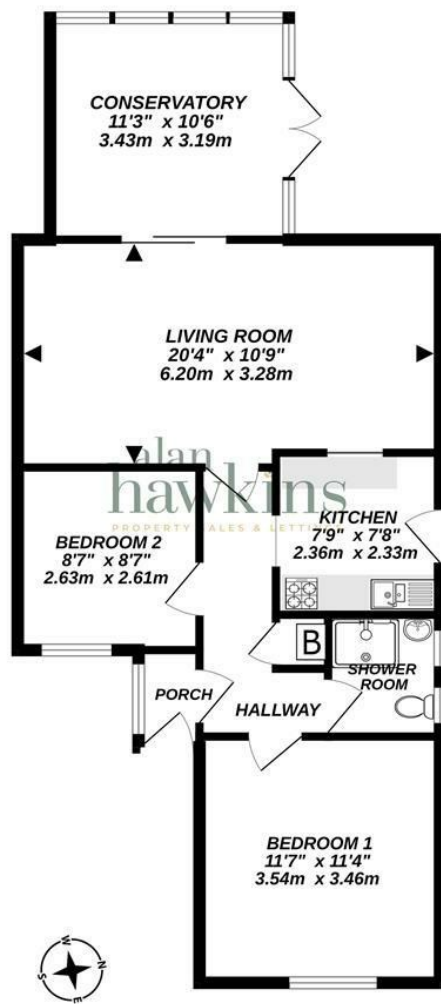









GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.

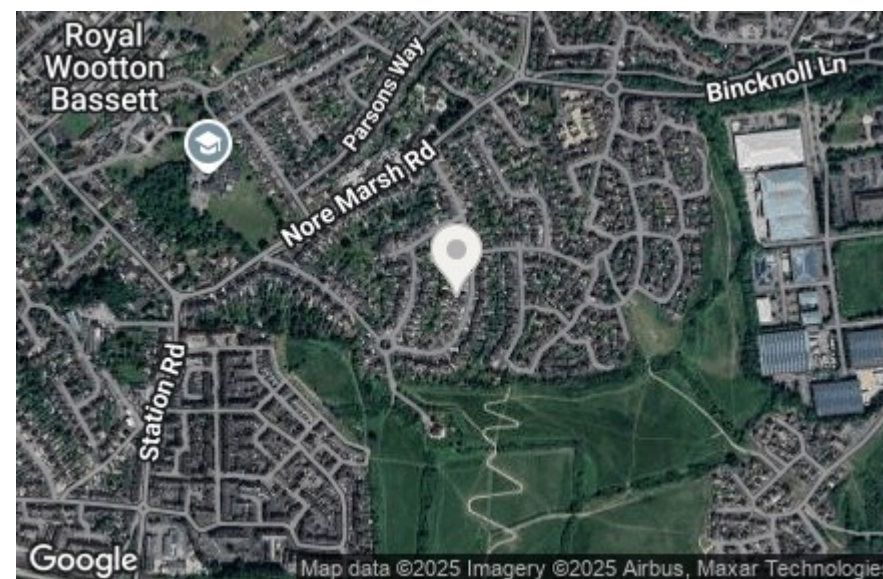


TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



**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.



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