



4 Roundhouse Drive, Royal Wootton Bassett, SN4 8FL

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- A photograph of a living room with a red leather sofa, a wooden coffee table, and a bookshelf. The room has light-colored walls, a wooden floor, and a large window. A doorway leads to a kitchen/diner area. The room is decorated with framed pictures, a dandelion artwork, and a polka-dot armchair.
- 3 Bedroom Semi-Detached
 - Kitchen/Diner
 - Lounge
 - Rear Lobby
 - Cloakroom
 - Three well proportioned Bedrooms
 - Workshop/Garage
 - Off Road Parking for 4 vehicles
 - Viewing Recommended

4 Roundhouse Drive, Royal Wootton Bassett, SN4 8FL

£265,000

Offered for sale is this well appointed 3 bedroom semi-detached house constructed circa 2011 by Messrs 'Wain Homes' situated in a cul-de-sac on the fringes of this favoured modern development in the market town of Royal Wootton Bassett. This impressive property offers excellent off road parking (4 vehicles) along with a 17'6 timber garage/workshop and offers in the way off accommodation, an entrance hall, living room with fitted storage, kitchen/diner, rear lobby and cloakroom whilst to the first floor are three well proportioned bedrooms and family bathroom. To the rear is an enclosed landscaped rear garden offering raised flower beds, artificial lawn, a fantastic childs play-hut with fitted slide and access to the timber workshop/garage.

Further attributes include gas central heating via a combination boiler, uPVC double glazing and fitted carpets.

Viewing is highly recommended.

Front entrance door gives access to the

Entrance Hall

Skimmed ceiling. Pendant light. Matwell flooring. Oak flooring. Double radiator. uPVC obscure double glazed window to the side elevation. Wall mounted thermostat control. Timer controls for the central heating and hot water. Wall mounted consumer unit. Wide carpeted staircase to the

Lounge

12'9 x 12' (3.89m x 3.66m)

Skimmed ceiling. Three pendant lights. Air circulation/extractor system. uPVC double glazed window to the front elevation. Double radiator. Oak flooring. Fitted unit with double cupboards and shelving under with an oak frame. Television point. 'Sky' coax lead (subject to contract and connection) open doorway through to the

Kitchen/Diner

13'11 x 11'1 (4.24m x 3.38m)

Skimmed ceiling. Four way track spot light. Extractor fan/circulation system. uPVC double glazed window to the rear elevation. Cream fronted matching shaker style wall and base unit under square edged stone effect work surfaces. Stainless steel four ring gas hob with an electric oven under. Stainless steel cooker hood over with matching stainless steel splash back. Space for free standing Fridge/freezer. Under surface appliance space with plumbing for washing machine. Base units comprise four single cupboards, one corner cupboard and one drawer unit. Tall larder cupboard. Wall units which comprise two single and one double and a further cupboard which houses a 'Worcester Bosch' boiler supplying the domestic hot water and central heating. Wood effect vinyl flooring. Door to an under stair storage cupboard with lighting. Panelled door to a

Rear Lobby

5'6 x 5'4 (1.68m x 1.63m)

Skimmed ceiling. Pendant light. Wood effect vinyl flooring. Double radiator and a partially glazed door to the rear garden with cat flap. Panelled door to

Cloakroom

6' x 4'3 (1.83m x 1.30m)

Skimmed ceiling. Ceiling light. uPVC obscure double glazed window to the side elevation. Corner mounted wash hand basin with tiled splash back. Single radiator. Wood effect vinyl flooring.

First Floor Landing

Pendant light. Fitted carpet. uPVC double glazed window to the side elevation. Panelled door to an airing cupboard with slatted shelving. Panelled door to

Bedroom One

13' x 8'5 (3.96m x 2.57m)

Skimmed ceiling. Pendant light. uPVC double glazed window to the front elevation. Single radiator. Fitted carpet. Television point. Telephone point. Air circulation system.

Bedroom Two

13'10 x 8'5 (4.22m x 2.57m)

Skimmed ceiling. Pendant light. Air circulation system. uPVC double glazed window to the rear elevation. Single radiator. Fitted carpet. Television point. Telephone Point.

Bedroom Three

9'6 max x 7'2 (2.90m max x 2.18m)

Skimmed ceiling. Pendant light. Air circulation system. Drop down loft hatch to the loft space with air circulation system. uPVC double glazed window to the front elevation. Fitted carpet. Single radiator. Double doors to a storage cupboard/Wardrobe.

Family Bathroom

6'11 x 6'2 (2.11m x 1.88m)

Skimmed ceiling. Extractor fan. Ceiling light. uPVC obscure double glazed window to the rear elevation. Three piece white suite comprising panelled bath, pedestal wash hand basin and close coupled w.c. Chrome heated towel rail and tiled surrounds. Plumbed shower over. Glass shower screen. Tiled vinyl flooring.

Outside To Front

Tarmac driveway providing parking for two vehicles. Front garden laid to gravel providing additional off road parking. Outside lighting. Outside storm canopy.

Rear Garden

39ft x 15ft (11.89mft x 4.57mft)

Enclosed and laid to artificial turf with raised decking area. Raised flower borders. Enclosed by close board fencing. Large timber shed/workshop, Outside cold water tap. Outside lighting. Timber play den with built-in slide.

Timber Workshop/Garage

17'6 x 9'8 (5.33m x 2.95m)

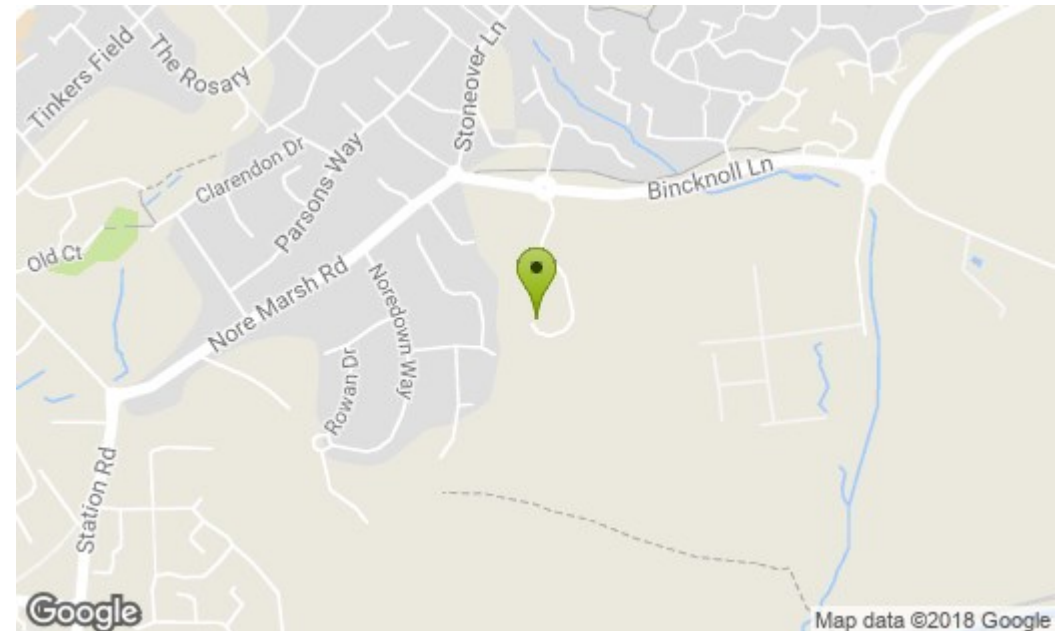
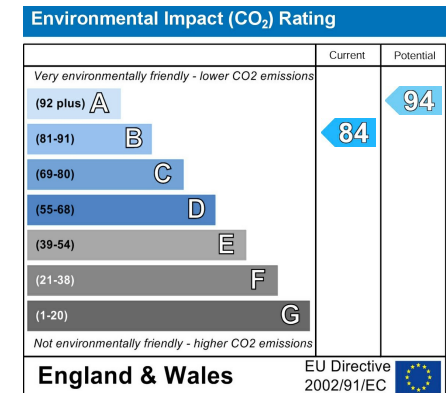
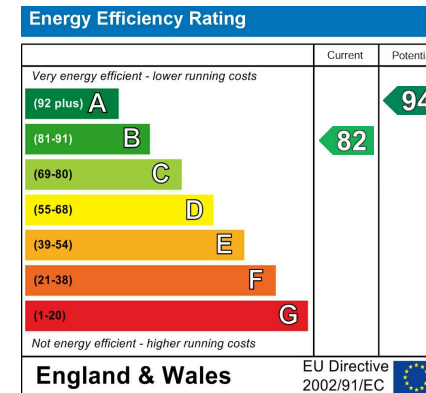
Personal door to side. Double doors to front. Power.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

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

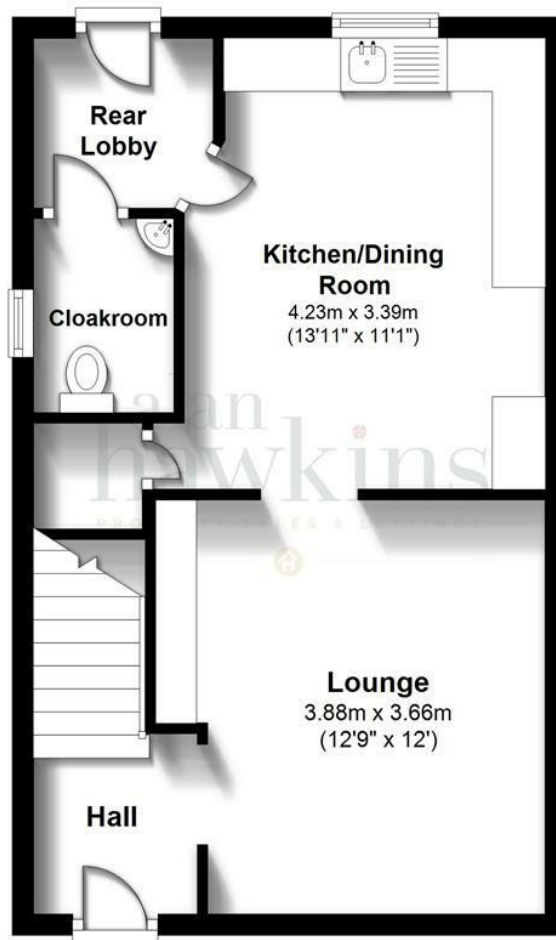






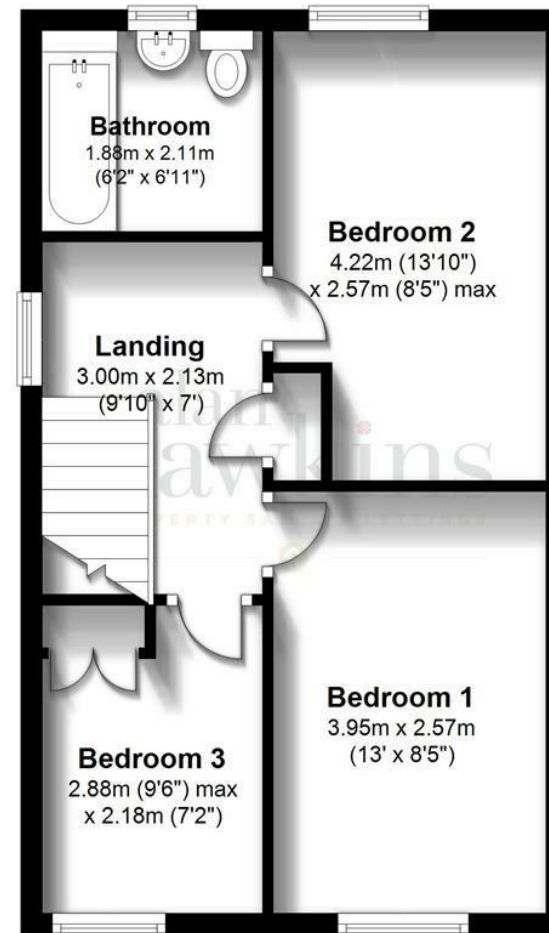
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.9 sq. feet)



Total area: approx. 79.2 sq. metres (852.1 sq. feet)

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Visit us
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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



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