

9 Buttermilk Crescent, Royal Wootton Bassett, SN4 7FY



- 
- 4 Double Bedroom Town House
  - 21ft Lounge/Diner
  - 2 Ensuities
  - 17/4 Family Room
  - Kitchen + Separate Utility Room
  - Elevated Views
  - Countryside walks just yards away
  - Garage + Off Road Parking
  - Enclosed Rear Garden
  - Over 1700 sq ft!



# 9 Buttermilk Crescent, Royal Wootton Bassett, SN4 7FY

£295,000

A beautifully appointed, spacious and versatile four double bedroom, four storey town house offering over an impressive 1700 sq feet of living accommodation positioned on the quiet outskirts of this modern development overlooking greenery to the front and broken views to the rear. The internal layout on the ground floor includes a 21ft living room/dining area with French doors to a balcony enjoying Southerly distant views and a kitchen with integral oven/Hob and dishwasher. The first floor has a family bathroom and two bedrooms with built in/fitted wardrobes and an en-suite shower room to bedroom 2. To the second floor is bedroom four with stunning far reaching views and an impressive master bedroom with two double built in wardrobes and a large en-suite shower room. The lower ground floor is a perfect family space having a utility room with W.C, under stair storage cupboard, internal access to the larger than average garage and a versatile family room/play room with rear porch which leads out the enclosed driveway and low maintenance garden laid to artificial grass. Further attributes includes uPVC double glazing, gas radiator central heating via a combination boiler and the remaining term of the 10 year NHBC warranty. Viewings are invited so call Alan Hawkins Property Sales on 01783 840222.

Front entrance door with walled front garden. Front entrance door gives access to the:

## Entrance Hall

Skimmed ceiling. Pendent light. Fitted carpet. Single radiator. uPVC double glazed window to the front elevation with Venetian blind. Telephone point. Wall mounted zonal thermostat control for the central heating. Panelled door to the:

## Lounge/Diner

**21'3 x 13'3 max (6.48m x 4.04m max)**

Skimmed ceiling. Two pendent lights. uPVC double glazed window to the rear elevation. Two double radiators. Fitted carpet. French doors to a rear balcony. Television point. Sky point (subject to contract and connection) Panelled door to the:

## Kitchen

**10'2 x 8'2 (3.10m x 2.49m)**

Skimmed ceiling. Four way track spotlight. uPVC double glazed window to the front elevation with Venetian blind. Light wood grain matching wall and base units under stone effect work surfaces with one and a half bowl stainless steel sink with drainer to the side. Cupboard under. Integrated 'Electrolux' dishwasher. Integrated 'Electrolux' oven with a four ring gas hob over. Stainless steel splash back. Cooker hood over. Further base units comprise two corner cupboards, two single cupboards and a drawer unit. Matching wall units which comprise one corner and five single units. Space for a free standing fridge freezer. Wood effect vinyl flooring. Kick board heater. Cupboard housing an 'Ideal' combination boiler supplying the domestic hot water and central heating.

From the hallway a carpeted staircase to the:

## Lower Ground Hallway

Skimmed ceiling. Pendent light. Single radiator. Fitted carpet. Panelled door to a large under stair storage cupboard. Panelled door to the:

## Utility Room

**8' x 7'11 (2.44m x 2.41m)**

Skimmed ceiling. Pendent light. Extractor fan. Close coupled WC. Pedestal wash hand basin. Matching wall and base units under a stone effect work surface with a matching up stand. One double, one single base unit. Space and plumbing for washing machine. Two double matching wall units. Wood effect vinyl flooring. Single radiator.

From the hallway a door to a:

## Family Room/ Games Room

**17'4 max x 11' (5.28m max x 3.35m)**

Skimmed ceiling. Pendent light. Fitted carpet. Large uPVC picture window. Double radiator. Panelled door to the:

## Rear Lobby

**5'2 x 4'11 (1.57m x 1.50m)**

Skimmed ceiling. Pendent light. Wood effect vinyl flooring. Glazed panelled door to the rear garden. Single radiator.

From the lower hallway a panelled door with a cat flap to the:

## Garage

**18'11 x 9'8 (5.77m x 2.95m)**

Power and lighting. Up and over door to the rear.

Carpeted staircase with a 190 degree return to the:

## First Floor Landing

Skimmed ceiling. Pendent light. uPVC double glazed window to the front elevation. Fitted carpet. Panelled door to:

## Bedroom Three

**11' x 10'1 (3.35m x 3.07m)**

Skimmed ceiling. Pendent light. uPVC double glazed window to the front elevation. Single radiator. Fitted carpet. Double panelled doors to a built in wardrobe with hanging space and shelving.

## Family Bathroom

Skimmed ceiling. Pendent light. Extractor fan. White suite comprising panelled bath with shower mixer tap. Close coupled WC. Pedestal wash hand basin with tiled splash back. Single radiator. Wood laminate flooring. Access to:

## Bedroom Two/Guest Room

**14'4 max x 9'2 (4.37m max x 2.79m)**

Skimmed ceiling. Pendent light. Fitted carpet. uPVC double glazed window to the rear elevation. Television point. Single radiator. Double doors to a built in wardrobe with hanging space and shelving. Panelled door to the:

## En-Suite Shower Room

Skimmed ceiling. pendent light. Extractor fan. uPVC obscured double glazed window to the rear elevation. Close coupled WC. Pedestal wash hand basin with tiled splash backs. Single radiator. Double width shower cubicle. Tiled surrounds. Electric 'Mira' shower. Wood effect vinyl flooring.

From the landing a carpeted staircase with a 180 degree return to the:

## Second Floor Landing

uPVC double glazed window to the front elevation. Single radiator. Pendent light. Loft hatch a loft storage space. Panelled door to an airing cupboard with slatted shelving. Panelled door to the:

## Master Bedroom

**12'6 max x 11' (3.81m max x 3.35m)**

Skimmed ceiling. Pendent light. Two built in double wardrobes with hanging space and

shelving. Fitted carpet. Single radiator. uPVC double glazed window to the front elevation. Television point. Wall mounted thermostat control controlling the central heating. Panelled door to the:

## En-Suite Shower Room

**11' x 6'9 (3.35m x 2.06m)**

Skimmed ceiling. Pendent light. Extractor fan. uPVC obscured 'Dorma' window to the rear elevation. Close coupled WC. Pedestal wash hand basin. Tiled splash back. Wood effect vinyl flooring. Corner mounted double width shower cubicle with a plumbed shower.

## Outside Rear

South facing rear garden laid to artificial grass enclosed by panelled fencing and brick walling. Double gated access to a tarmac parking area in turn leading to the garage.

## 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

## Viewings

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





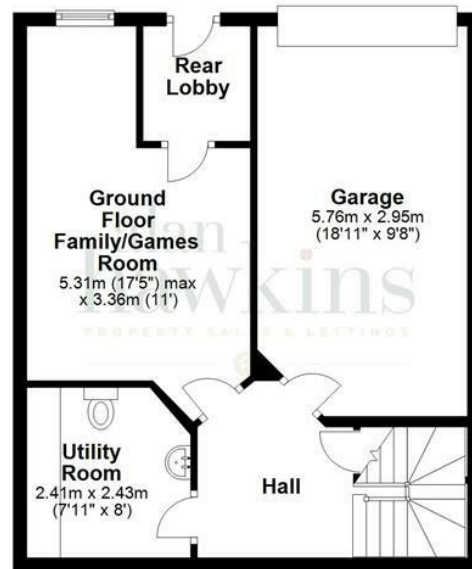






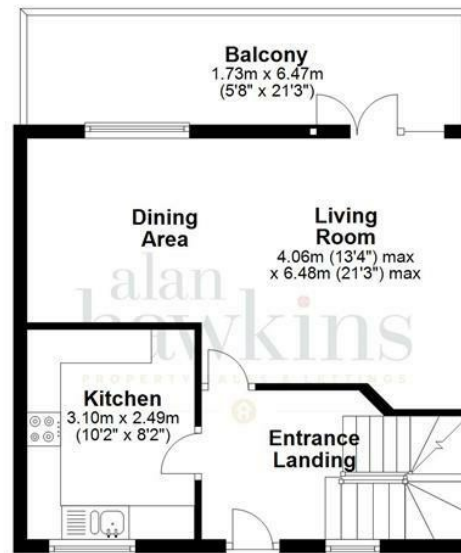
### Lower Ground Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



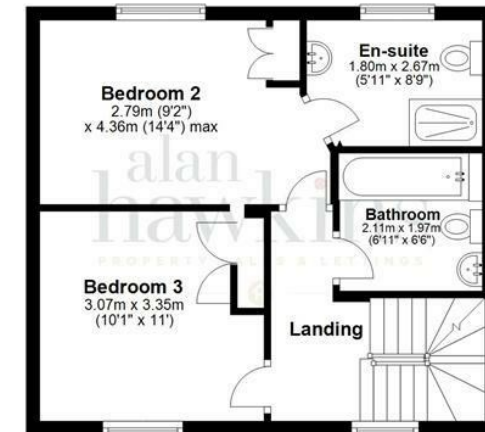
### Ground Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



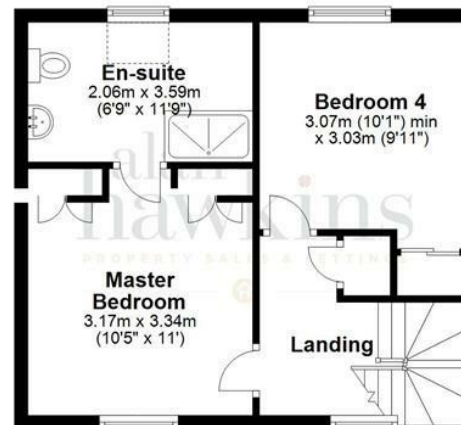
### First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



### Second Floor

Approx. 36.4 sq. metres (392.3 sq. feet)

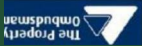


Total area: approx. 164.1 sq. metres (1766.6 sq. feet)

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