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PROPERTY SALES & LETTINGS
4 Churn Way, Royal Wootton Bassett, SN4 7FZ

- Four Storey Town House
- Four Bedrooms
- Two En-Suite Shower Rooms
- Lower Ground Family Room/Office
- Spacious Lounge/Dining Room
- First Floor Balcony With Views
- Integral Garage
- Gated Driveway
- Over 1800 Sq Ft Accommodation
- Close to Country Walks

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Offers in excess of £340,000

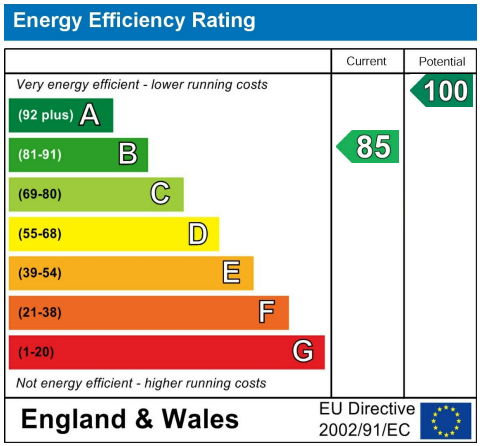
No more viewings are currently being arranged - Please do register your interest via email or by calling Alan Hawkins Estate Agents

A fine example of this beautifully presented FOUR BEDROOM, four storey mid terrace town house offering over 1800 sq feet of living accommodation positioned on the quiet outskirts of this popular development overlooking greenery to the front and broken distant views to the rear.
The internal layout starting with the lower ground floor has a rear entrance porch leading to a versatile family/games room, utility room with W.C, under stair storage cupboard, internal access to the spacious integral garage with up and over door. The ground floor comprises a kitchen and a 23ft living room/dining area with French doors to a balcony enjoying southerly distant broken views. The first floor has a family bathroom, bedroom three and bedroom two complete with built in double width wardrobe. To the second floor is bedroom four offering far reaching views currently used as a dressing room and the bedroom one benefiting two double width built in wardrobes and a large en-suite shower room.

To the outside is an enclosed low maintenance garden with double vehicle gated access to a secure driveway and garage. The property is well positioned with a child's play park close by and leisurely country side walks along nearby fields and the Wiltshire & Berkshire Canal on the door step.
Further attributes include uPVC double glazing and gas radiator central heating via a combination boiler.
All-in-all a very spacious and inviting family home that must be viewed. Call Alan Hawkins Property Sales on 01793 840222.

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

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



CHILL

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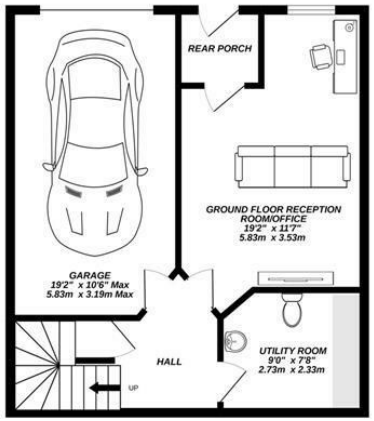
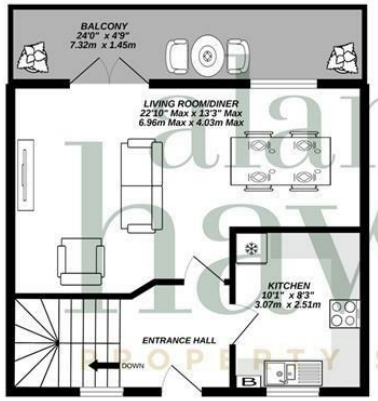
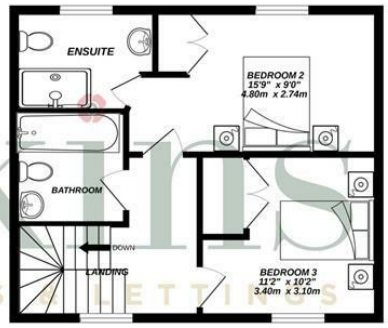
LOWER GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



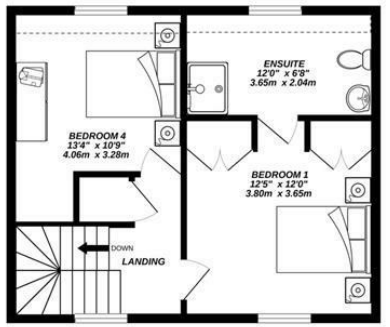
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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FOUR BEDROOM FOUR STOREY

TOTAL FLOOR AREA : 1843 sq.ft. (171.3 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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alanhawkins.co.uk

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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