



79 Parsons Way, Royal Wootton Bassett, SN4 8DH

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- A photograph of a two-story brick house with a large white garage door. A blue car is parked in a gravel driveway. The house has a brown tiled roof and a chimney. There are several windows and a satellite dish on the roof. The driveway is made of gravel and has a blue car parked in it. There are some bushes and trees in the background.
- 3 Double Bedroom Detached
  - No Onward Chain
  - 3 Reception Rooms
  - Excellent Scope for Extension (stpp)
  - Large Oversized Garage
  - Utility Room + Cloakroom
  - Head of Cul-De-Sac Location
  - In/Out Driveway
  - South West facing rear Garden
  - Early Viewing recommended

# 79 Parsons Way, Royal Wootton Bassett, SN4 8DH

## Offers in excess of £430,000

A wonderful and rare opportunity to acquire this spacious family home built in the 1960's and constructed with solid internal walls, situated at the head of a popular cul-de-sac, centrally located in the market town of Royal Wootton Bassett. Offered with 'no onward chain', this particular property occupies an enviable position with a large gravelled driveway with an in/out access and a large over sized garage, perfect for a car enthusiast.

Internally there is a spacious entrance porch and hallway, cloakroom, three light and spacious reception rooms and kitchen/breakfast room. An inner hallway connects the garage to the main house and also leads to a useful utility room. To the first floor are three generous double bedrooms, two of which have fitted/built-in wardrobes, a family bathroom with separate WC.

To the rear is a mature and lengthy garden enjoying a south west aspect with the overall plot coming in at c0.13 acre.

Whilst already being a spacious and attractive property, the scope to extend (stpp) to create a 4/5 bedroom family home of impressive proportions is an exciting proposition that is sure to appeal to those looking to create their perfect home!

To arrange a viewing , call Alan Hawkins Property Sales on 01793 80222

### Viewings

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

### Council Tax - Wiltshire Council

Tax Band E For year 2022/23 = £2,658.93

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

### Tenure

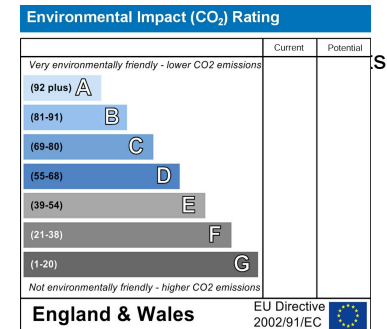
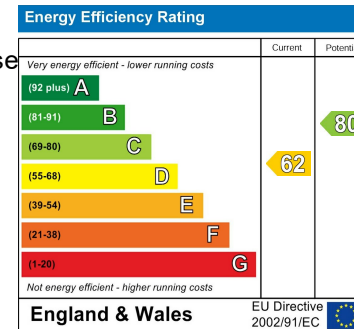
Freehold

### Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the

'Wiltshire Golf Course and Berks Canal.





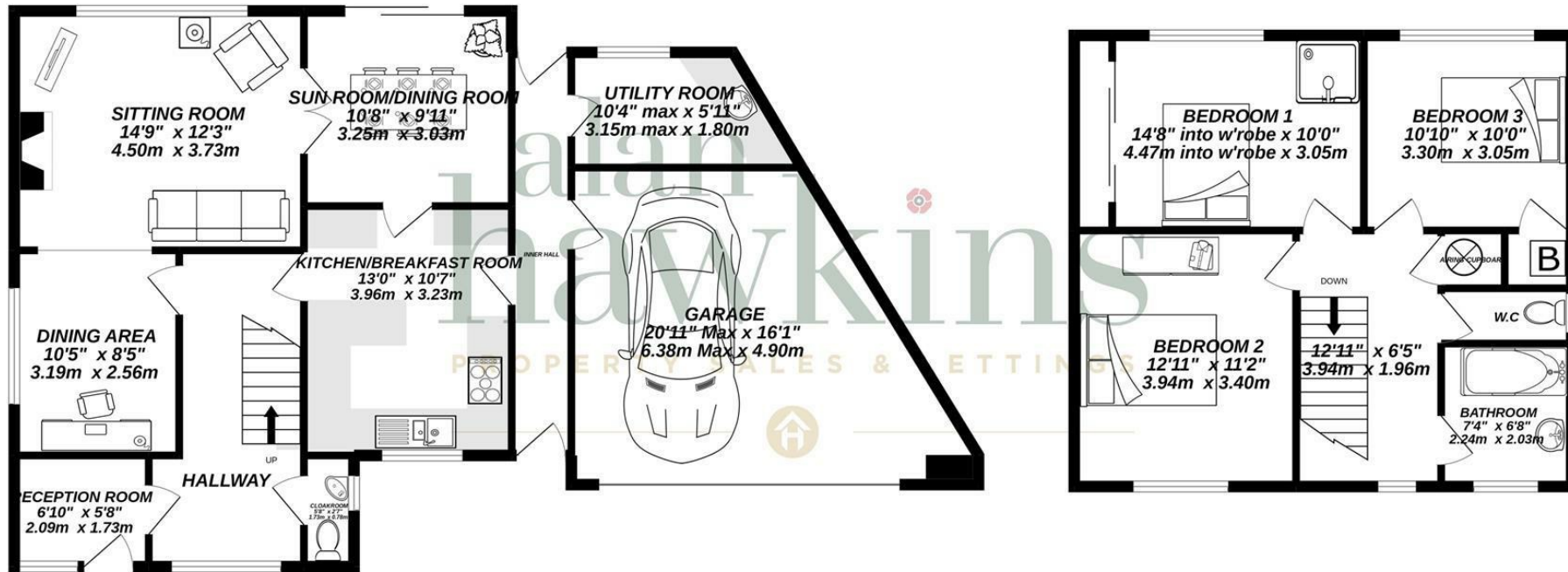




GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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



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