



4 Da Vinci Walk, Royal Wootton Bassett, SN4 7FG

- Three Storey Town House
- Five Generous Bedrooms
- Two En-Suites
- Three/Four Car Parking
- Garage
- Kitchen/Diner
- Dual Aspect Living Room
- uPVC Double Glazing
- Gas Radiator Central Heating
- West Facing Rear Garden



# 4 Da Vinci Walk, Royal Wootton Bassett, SN4 7FG

Offers in excess of £315,000

An imposing five bedroom town house, constructed c2010 boasting three/four car parking with garage, located on Beaufort Park, pleasantly situated within the historic market town of Royal Wootton Bassett. The accommodation is spread over three storeys and comprises an entrance hall with cloakroom and storage, a spacious kitchen/diner complete with additional storage units, integrated dishwasher, oven & hob and a dual aspect living room with uPVC French doors to the rear garden. To the first floor are three generous bedrooms which includes a master with dressing area and en-suite shower room. To the second floor, a spacious landing gives access to the a further double bedroom complete with built in wardrobe and en-suite shower room, bedroom three and a family bathroom. To the outside is a West facing enclosed rear garden with with a decked seating area and steps leading to a lower garden area which in turn leads to rear gated access. The rear gated access also leads around to the garage and parking. Further attributes include uPVC double glazing, gas radiator central heating A property that must be viewed to really appreciate the space on offer.

Contact Alan Hawkins Property Sales today for more information and to arrange a viewing.

## Viewings

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

## 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', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

## Council Tax - Wiltshire Council

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

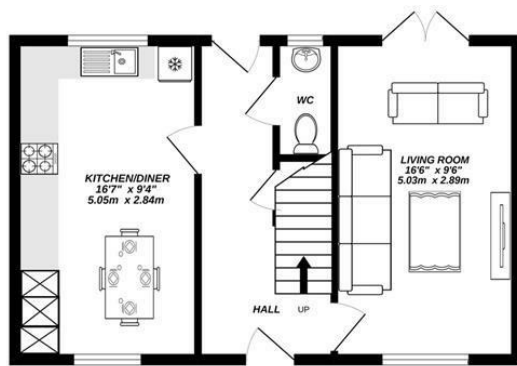




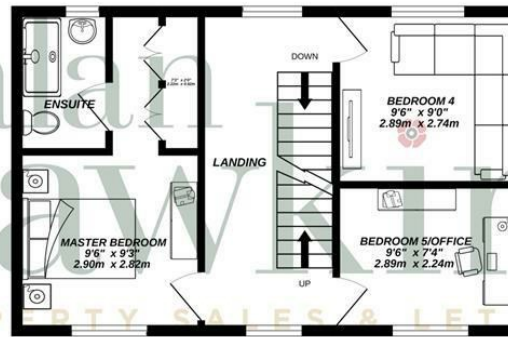




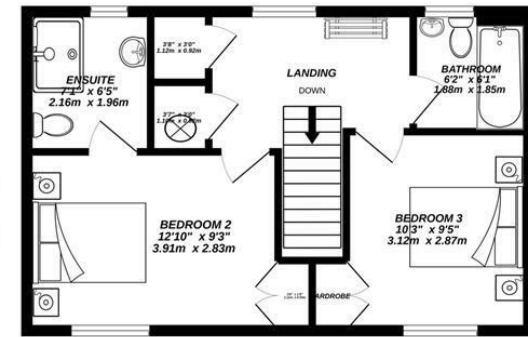
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



5 BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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



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