



# Squires Hill Close, Royal Wootton Bassett, SN4 8LS

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Single Storey Rear Extension
- Kitchen Diner/Family Room
- Living Room
- Family Bathroom

- Four Bedroom Detached Family Home
- Garage & Driveway Parking
- Separate Dining Room
- Cloakroom
- Gas Radiator Central Heating

# 14 Squires Hill Close Royal Wootton Bassett, SN4 8LS

Offers in the region of  
**£395,000**

An appealing and EXTENDED four bedroom DETACHED family home situated in a quiet close in the established Woodshaw development of Royal Wootton Bassett being walking distance of local amenities including a public house and the main bus route to Swindon.

Having been extended across the rear, the accommodation is spacious and ideal for modern day living with an inviting and spacious kitchen/dining/family room with double doors that lead to a separate dining area and living room whilst also providing two sets of French doors that open to the west facing rear garden. Completing the downstairs is an entrance hallway, downstairs cloakroom and side access door to the garage and parking.

To the first floor is a family bathroom and four good size bedrooms, two double in size with the master being fitted with a range of Sharps bedroom furniture. Further attributes include off road parking and garage, uPVC double glazing, gas central heating and a range of Neff integrated appliances. A truly individual property that surely will please.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band E For information on tax banding and rates, please call Wiltshire Council

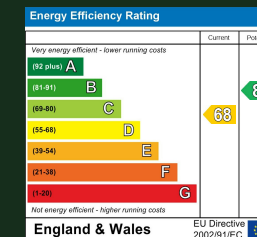
## Tenure

Freehold

## Management Fee

Not Applicable

## Energy Efficiency Rating (England & Wales)

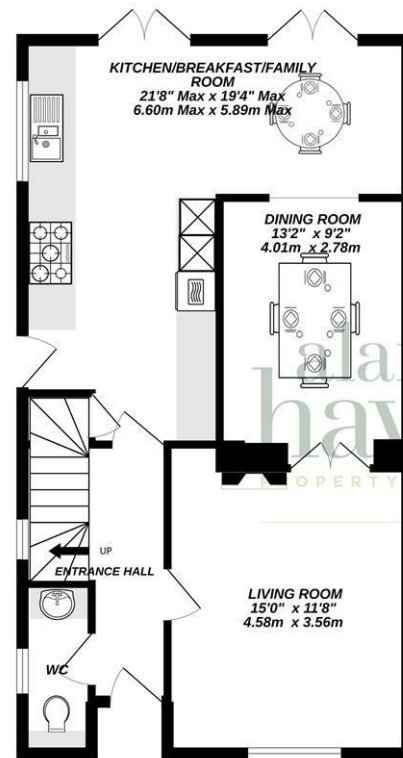




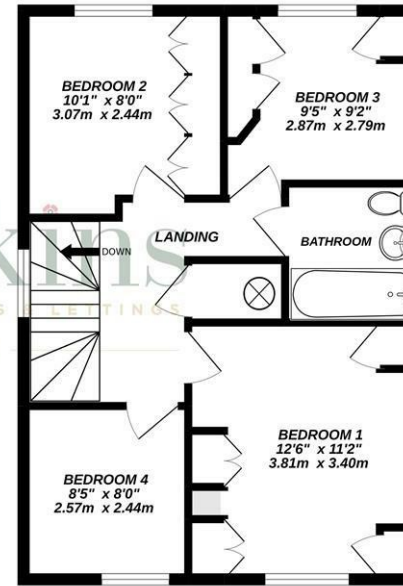




GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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