

alan
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PROPERTY SALES & LETTINGS



8 Cricketers Close, Royal Wootton Bassett, SN4 8JD

- 4 Bedroom Town House
- Garage + Parking
- Beautifully Presented
- Kitchen/Diner
- Lounge
- Very Generous Master Suite
- Landscaped Garden
- No Onward Chain
- Viewing Highly Recommended



8 Cricketers Close, Royal Wootton Bassett, SN4 8JD

Offers in excess of £295,000

A beautifully appointed FOUR BEDROOM three storey family home with GARAGE & parking, ideally located within level walking distance to Royal Wootton Bassett's bustling High Street and the excellent schools the town has to offer and offered with NO ONWARD CHAIN.

The design itself benefits the more popular and 'in demand' style of Town House having a kitchen/diner and living room to the ground floor as well as an impressive top floor master bedroom complete with en-suite shower room occupying the top floor.

The internal layout comprises entrance hallway with downstairs W.C, kitchen/diner, ground floor living room with French doors to the professionally landscaped rear garden, three good size bedrooms to the first floor including a family bathroom and as previously mentioned, an impressive 20ft dual aspect master bedroom with a generous en-suite shower room. The rear garden is fully enclosed with side gated access which in turn leads to the garage (freehold), a patio seating area and garden laid with artificial grass.

For more information or to simply arrange a viewing, contact our friendly sales team at Alan Hawkins Property.

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.

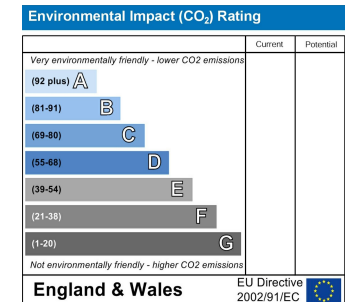
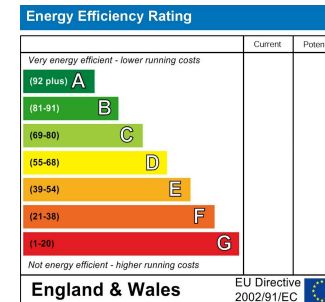
Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

Viewings

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

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





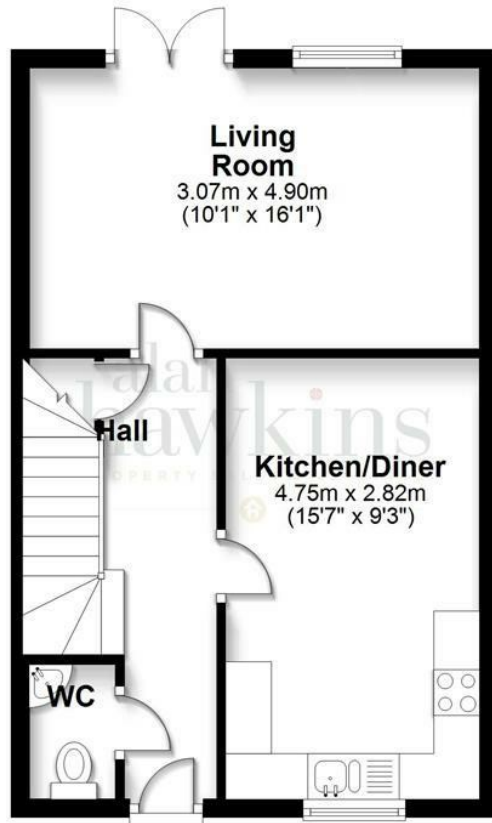






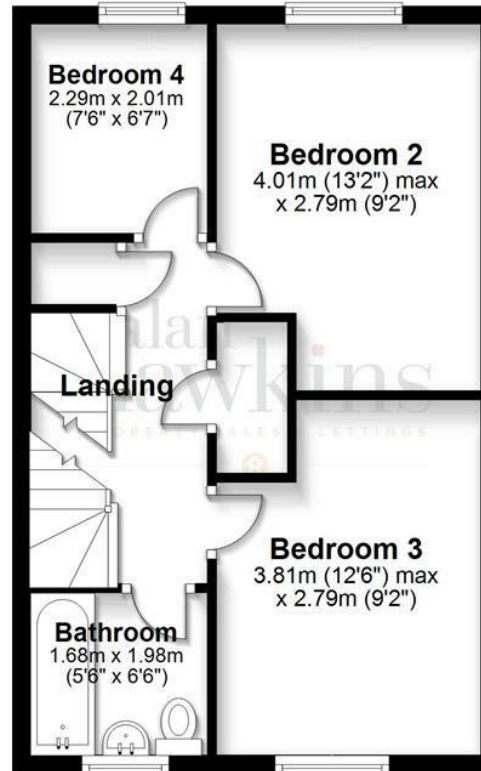
Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



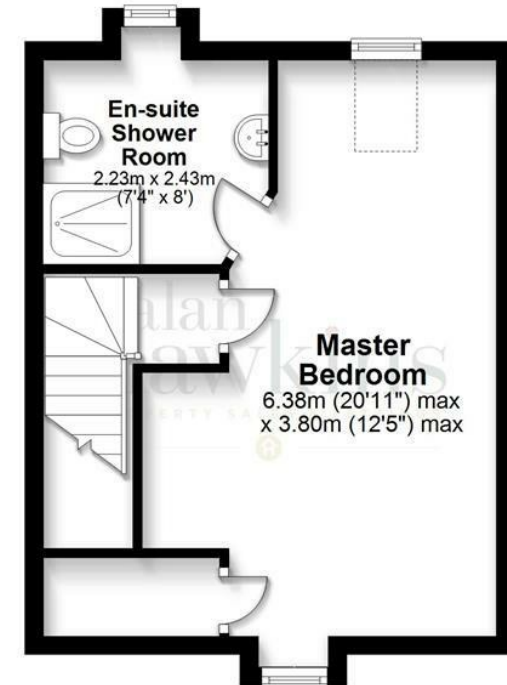
First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



Second Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 109.4 sq. metres (1178.1 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

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alanhawkins.co.uk



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