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Salt Spring Drive, Royal Wootton Bassett, SN4 7SD

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PROPERTY SALES & LETTINGS





- Superior Family Home
- Four Bedroom Detached
- Three Reception Rooms
- Master With En-Suite
- Southerly Facing Garden

- Highly Desirable Post Code
- Impressive Rear Extension
- Attached Garage & Driveway
- Private Rear Garden
- Viewing High Recommended

# Salt Spring Drive Royal Wootton Bassett, SN4 7SD

Offers in excess of  
**£500,000**

Alan Hawkins Property Sales are delighted to offer this immaculately presented and highly impressive, EXTENDED four bedroom detached family home offering three reception rooms and a south east facing rear garden, situated in one of the MOST DESIRABLE CUL-DE-SACS in Royal Wootton Bassett.

This highly recommended property has been very well looked after and much improved by the current owners which now boasts a stunning kitchen/diner/family room which must be seen.

Internally the layout comprises an entrance hallway, study/office, play room, cloakroom, spacious living room with double doors through to the impressive kitchen/diner complete with central island, granite worktops, built in appliances, two sky lanterns and patio sliding doors out to the rear garden.

The first floor consists of a family

bathroom, three double bedrooms with bedroom one having built in wardrobes and en-suite shower room and a fourth single bedroom/dressing room.

Outside to the front is garden laid to lawn and driveway parking for up to four vehicles in front of the attached garage.

Side gated access leads to a south easterly facing fully enclosed rear garden being non overlooked and laid mainly to lawn. Further attributes include uPVC double glazing throughout and gas radiator central heating (installed c2020) Properties in this location sought after and early viewing are highly recommended so not to miss out!



## Viewings

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


## 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

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 









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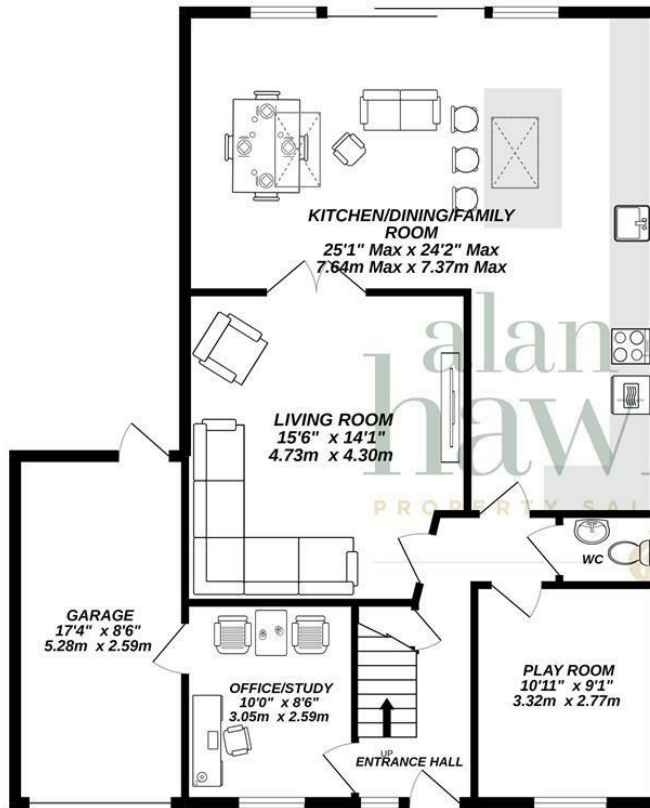
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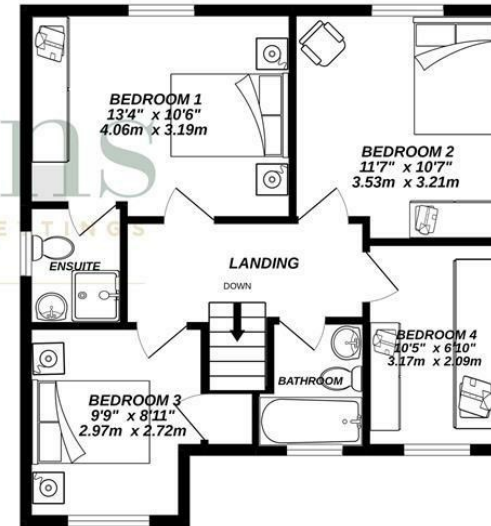




GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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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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**Alan Hawkins**

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

