



20 Swinburne Place, Royal Wootton Bassett, SN4 8LE

- Three Bedroom Semi-Detached
- Entrance Porch
- Garage
- Conservatory
- Modern Kitchen
- Driveway Parking
- Enclosed Rear Garden
- Combination Boiler
- uPVC Double Glazing
- Close To High Street



20 Swinburne Place, Royal Wootton Bassett, SN4 8LE

£239,995

A well presented three bedroom semi detached home with DETACHED GARAGE and CONSERVATORY positioned in a cul-de-sac location within walking distance of the High Street and local amenities in the market town of Royal Wootton Bassett.

The internal accommodation consist of an entrance porch and entrance hallway, a modern kitchen with breakfast bar having solid beech work tops, living room with door to the conservatory. The first floor has a family bathroom with shower over bath and three bedrooms. The detached garage comes complete with power & lighting and includes driveway parking in the front. The well maintained garden is fully enclosed providing a patio seating area and a raised garden laid to lawn with stone chippings and greenhouse. Further attributes include uPVC double glazing and gas radiator central heating via a combination boiler.

To arrange a viewing contact Alan Hawkins Property Sales today on 01793 840222.

uPVC double glazed front entrance door to the:

Entrance Porch

Vinyl flooring. Skimmed ceiling. Single pendant light. Two uPVC double glazed windows to the front elevation. Door to the:

Entrance Hallway

Vinyl flooring. Textured ceiling. Single pendant light. Double panelled radiator. Carpeted staircase to the first floor landing with under stair storage cupboard. Open doorway to the:

Kitchen

12'0 x 8'4 (3.66m x 2.54m)

Tiled flooring. Textured ceiling. Strip of three spotlights. uPVC double glazed window to the front elevation. Solid Beech work top with splash back tiled surround. Integrated stainless steel sink with side drainer. Space for electric oven with four ring hob. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Set of drawers. Two soft close magic corner pull out storage system. Sink with cupboard under. Double base unit. Full height storage rack. Matching soft closing doors. Six single wall units and under pelmet lighting. Extractor fan. Further two single wall units with glass panelled fronts. Additional solid beech work top with breakfast bar. Single panelled radiator. Space for upright fridge freezer. Wall mounted 'Worcester' combination boiler.

Living Room

14'6 x 12'0 (4.42m x 3.66m)

Fitted carpet. Textured and coved ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Double panelled radiator. Telephone point. TV point. Sky point (subject to contract). uPVC obscured double glazed door to the:

Conservatory

8'3 x 8'2 (2.51m x 2.49m)

Laminate flooring. Pitch poly-carbonate roof with ceiling vent. Brick based surround with electric wall mounted heater. uPVC double glazing surrounding with uPVC patio doors out to the rear garden.

First Floor Landing

Fitted carpet. Textured ceiling. Loft hatch to a loft storage space with pull down ladder. Door to storage cupboard with slatted shelving.

Bedroom Three

9'8 x 5'11 (2.95m x 1.80m)

Fitted carpet. Textured and coved ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator.

Bedroom Two

8'5 x 7'10 (2.57m x 2.39m)

Fitted carpet. Textured and coved ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator.

Bedroom One

11'6 x 9'5 (3.51m x 2.87m)

Fitted carpet. Textured and coved ceiling. Three way pendant light. Two uPVC double glazed windows to the front elevation. Single panelled radiator. Built in over stair storage cupboard with shelving and hanging rail.

Bathroom

6'4 x 5'7 (1.93m x 1.70m)

Vinyl flooring. Textured and coved ceiling. Ceiling light. uPVC obscured double glazed window to the side elevation. Single panelled radiator. Panelled bath with electric shower over. Splash back tiled surround. Wash hand basin. Double cupboard under. Enclosed system with low level WC. Electric wall mounted heater.

Outside Front

Tarmac driveway leading up the side of the property providing parking for two to three vehicles with stone gravelled garden. Outside cold water tap. Path leading to the front door.

Rear

Fully enclosed garden with patio seating area. Garden laid to lawn. Rear stone gravelled area. Outside security lights. Water butt.

Garage

22'6 x 8'6 (6.86m x 2.59m)

Up and over door to the front. Personal door to the side. Power and lighting.

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

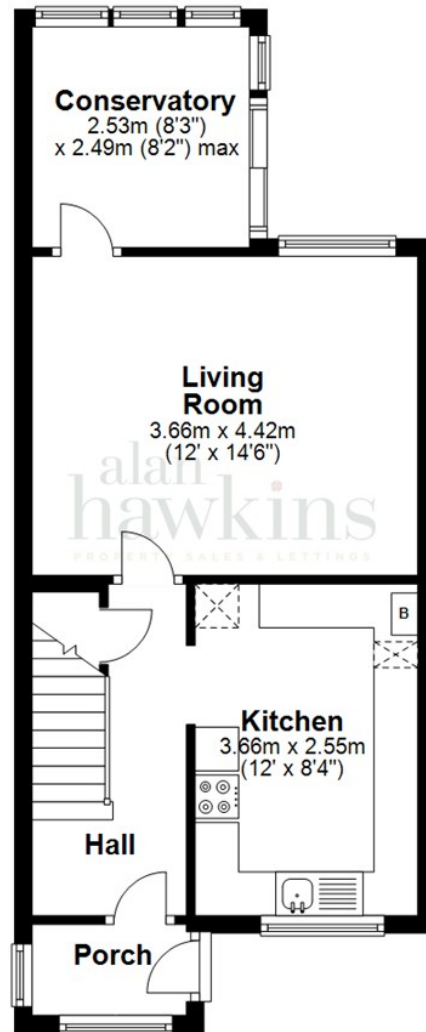






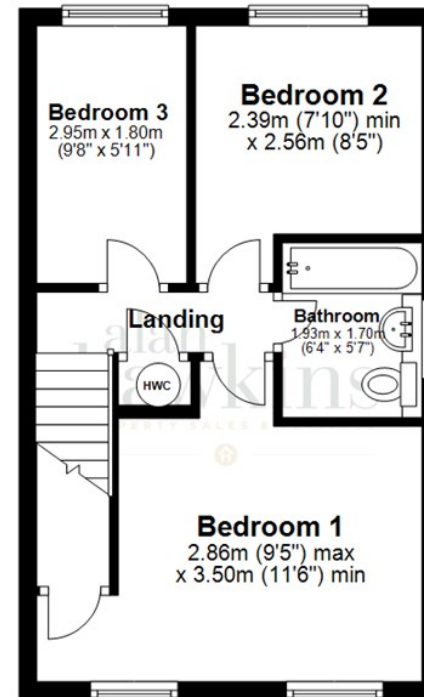
Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. 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.

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