alan hawkins
PROPERTY SALES & LETTINGS

2 Beaufort Avenue, Royal Wootton Bassett, SN4 7FP

- Extended
- 4 Bedroom Detached
- Attached Garage
- Southerly Facing Garden
- 3 Reception Rooms
- Utility Room
- Cloakroom
- En-Suite Shower Room
- Chain Free

2 Beaufort Avenue, Royal Wootton Bassett, SN4 7FP

£317,500

A DOUBLE FRONTED, EXTENDED 4 bedroom DETACHED family home boasting 3 RECEPTION ROOMS, UTILITY ROOM, CLOAKROOM, EN-SUITE SHOWER ROOM and an ATTACHED GARAGE with a SOUTHERLY FACING REAR GARDEN constructed by David Wilson Homes on this popular development in Royal Wootton Bassett. Offered with 'NO CHAIN' this spacious home comprises a front entrance hall with a cloakroom, built in storage and stairway to the first floor landing, a well proportioned living room including a separated study area to the rear with french doors to the rear garden, a separate dining room, kitchen and utility area leading through to a stunning garden room with brick based, tiled roof a stylish and a modern charcoal grey uPVC surround. The first floor has three generous size double bedrooms with an en-suite shower room to the master, a good size single bedroom and a family bathroom. Outside offers driveway parking for two vehicles and an attached garage with an up and over door, power and lighting. To the rear is a fully enclosed and southerly facing low maintenance garden laid to slate chippings with an additional patio seating area and steps leading down to the garage. Further attributes include gas radiator central heating and uPVC double glazing throughout. For more information or to arrange a viewing call Alan Hawkins Property Sales today on 01793 840222

Front entrance door to the

Entrance Hall

Matwell carpet. Fitted carpet. Skimmed ceiling. Single pendant light. Single panelled radiator. Carpeted staircase to the first floor landing. Telephone point. Door to storage cupboard with hanging rail and consumer unit. Door to

Cloakroom

Vinyl flooring. Skimmed ceiling. Single pendant light. Extractor fan. Single panelled radiator. Low level w.c. Pedestal wash hand basin.

From the hallway double doors to the

Dining Room

10'11 x 9'8 (3.33m x 2.95m)

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator.

From the hallway door to the

Living Room

14'9 x 10'3 (4.50m x 3.12m)

Fitted carpet. Skimmed ceiling. Single pendant light. Single panelled radiator. uPVC double glazed window to the front elevation. Telephone point. TV point. Opening through to the

Study

10'3 x 6'5 (3.12m x 1.96m)

Fitted carpet. Skimmed ceiling. Single pendant light. Single panelled radiator. uPVC double glazed French doors to the rear garden.

From the hallway door to the

Kitchen

10'4 x 9'7 (3.15m x 2.92m)

Vinyl flooring. Skimmed ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Double panelled radiator. Rolled top work surfaces with space and plumbing for dishwasher. Space for upright fridge/freezer. Integrated oven with four ring gas hob and stainless steel extractor fan over. Two double base units. Two single base units and pull out drawers. To the walls are four single wall units and one double wall unit. Splash back tiled surround. Wall mounted 'Logic' boiler. Opening to the

Utility Room

6'4 x 5'2 (1.93m x 1.57m)

Vinyl flooring. Skimmed ceiling. Single pendant light. Rolled top work surface with a double cupboard base units with drawers. Space and plumbing for a washing machine. Splash back tiled surrounds. Extractor fan. From the utility room door to the

Conservatory

12'1 x 9'8 (3.68m x 2.95m)

Brick based. Laminate flooring. Pitched skimmed ceiling with six LED inset spot lights. uPVC double glazed windows surrounding with uPVC double glazed French doors to the rear garden. TV point.

First Floor Landing

Fitted carpet. Skimmed ceiling. Single pendant light. Loft hatch to the loft storage area. Door to the airing cupboard housing the pressurised cylinder with slatted shelving. Door to the

Family Bathroom

Vinyl tiled flooring. Skimmed ceiling. Single pendant light. Extractor fan. Obscure uPVC double glazed window to the rear elevation. Pedestal wash hand basin. Close coupled w.c. Bath with shower over with splash back tiled surround. Ladder style heated towel rail.

Master Bedroom

12'7 x 9'11 (3.84m x 3.02m)

Fitted carpet. skimmed ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator. Telephone point. TV point. Door to the

Bedroom Two

13'1 x 8'8 (3.99m x 2.64m)

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator.

Bedroom Three

10'6 x 9'3 (3.20m x 2.82m)

Fitted carpet. Skimmed ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator. Double doors to the built-in wardrobe and over stair storage with hanging rail.

Bedroom Four

12' x 7'1 max (3.66m x 2.16m max)

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

En-Suite Shower Room

Vinyl tiled flooring. Skimmed ceiling. Single pendant light. Extractor fan. Obscure uPVC double glazed window to the rear elevation. Ladder style heated towel rail. Suite comprising pedestal wash hand basin, close coupled w.c. and shower cubicle with glass panelled bi-fold doors. Plumbed shower over. Fully tiled surround.

Outside To The Front

Tarmac driveway with parking for one vehicle in front of the garage with steps leading up to the front entrance door.

Garage

18'1 x 9'2 (5.51m x 2.79m)

Up and over door. Opening to the rear. Eaves storage over. Power and lighting.

Rear Garden

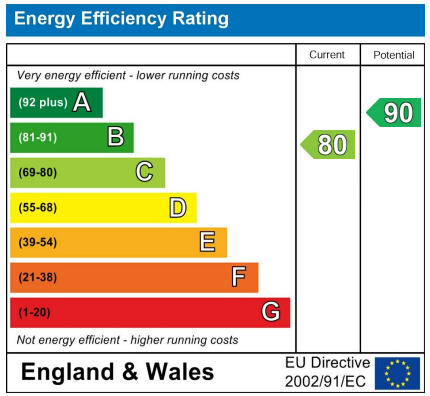
Fully enclosed by brick walling. Patio seating area. Laid to slate chippings. Low maintenance. Trellis. Steps leading down to a further patio area which provides further driveway parking to the rear of the garage. Graveled area with shed.

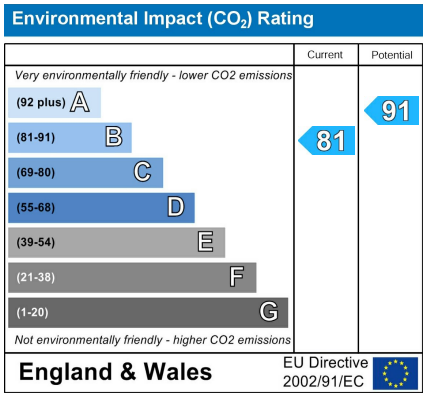
Viewings

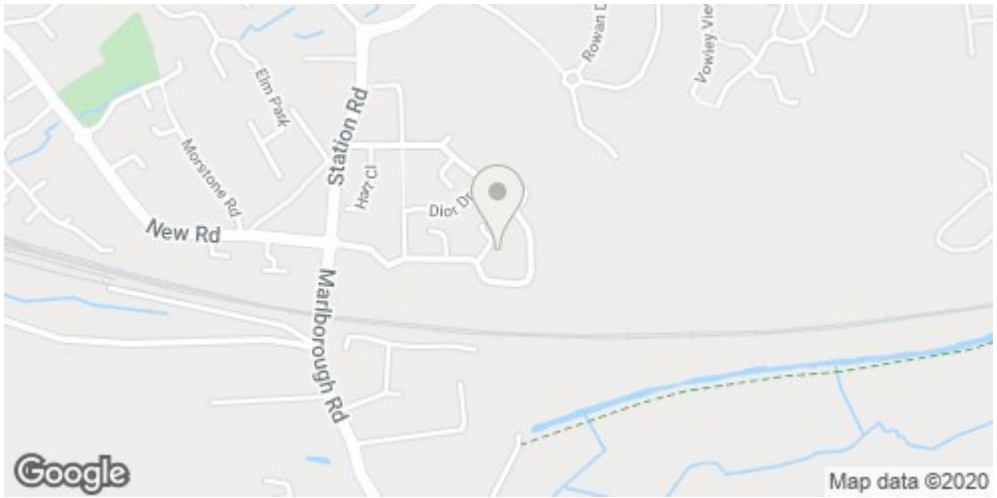
Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

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







Houdini

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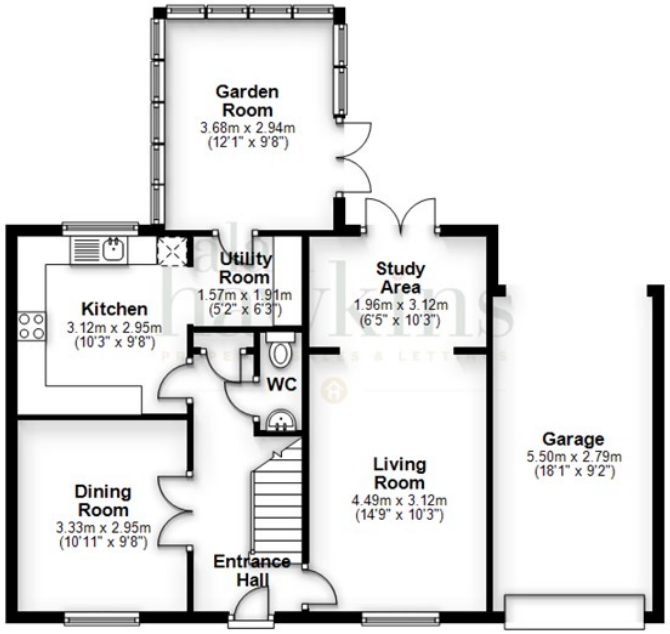
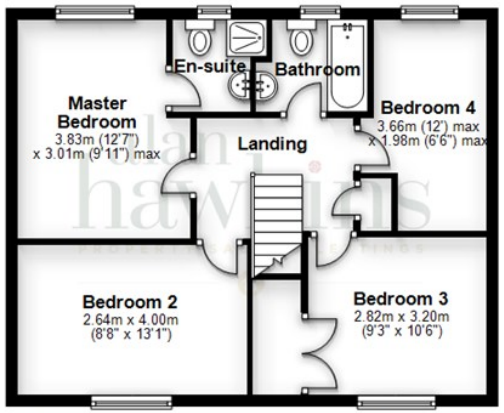


Ground Floor

Approx. 80.6 sq. metres (867.4 sq. feet)

First Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



Total area: approx. 133.8 sq. metres (1440.2 sq. feet)

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Plan produced using PlanUp.

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The Property Ombudsman

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