



46 Saffron Close, Royal Wootton Bassett, SN4 7JB

- 
- Link Detached
 - Three Bedrooms
 - Large Conservatory
 - Well Appointed
 - Backing Onto Lakes & Park
 - Edge Of Town Location
 - Delightful Water Garden
 - Attached Garage
 - uPVC Double Glazing
 - Gas Radiator Central Heating



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£315,000

A well appointed three bedroom link detached 'McLean' constructed house positioned arguably in one of the best positions within the 'Green Park' development in the delightful town of Wootton Bassett. Accessed by a shared road, used by only two other properties, this particular property offers a double width block paved driveway to the front and an AWARD WINNING WATER GARDEN to the rear which also backs immediately onto 'Jubilee Lake' woodlands and park. Internally the accommodation is well proportioned and presented, which includes a generous lounge/diner complete with an Italian marble electric fireplace, a delightful and spacious conservatory, kitchen with an adjoining breakfast room with door access to the attached garage. To the first floor are three bedrooms, two of which have built-in wardrobes, and a family bathroom. Further attributes include gas radiator central heating via a combination boiler and uPVC double glazing.

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

uPVC front entrance door to the:

Entrance Porch

Fitted carpet. Skimmed ceiling. Ceiling light. Consumer unit. Single panelled radiator. Floor to ceiling uPVC double glazed window to the side elevation. Timber framed glass panelled sliding door to the:

Living Room

18'8 max x 10'9 (5.69m max x 3.28m)

Fitted carpet. Skimmed and coved ceiling. Three way pendent light. Two wall down lighters. Double panelled radiator. uPVC double glazed window to the front elevation. Carpeted staircase to the first floor landing. Feature electric fire place on a Italian marble hearth and surround, with mantle piece. TV point.

Dining Room

9'7 x 7'11 (2.92m x 2.41m)

Fitted carpet. Skimmed and coved ceiling. Ceiling light with fan. Double panelled radiator. Timber framed glass panelled double doors opening through to the conservatory. Door to the Kitchen.

Conservatory

16'4 x 12'3 (4.98m x 3.73m)

Brick based surround. Laminate flooring. Two double panelled radiators. uPVC double glazed windows surrounding. uPVC double glazed french doors out to the rear garden. Pitched poly carbonate roof. Double wall light. TV point. Power sockets.

Kitchen

9'7 x 9'0 (2.92m x 2.74m)

Tiled effect vinyl flooring. Textured and coved ceiling. Six spotlights. uPVC double glazed window to the rear elevation. Single panelled radiator. Roll top work surface with splash back tiled surround. One and a half bowl resin sink integral with double cupboard under. Space and plumbing for washing machine. Integrated electric oven with four ring gas hob. Extractor fan over. Two single base units. Two single wall units. Additional roll top work surface. Integrated fridge freezer. Two single base units. One double base unit. Set of drawers. Two double wall units. One single wall unit. Opening through to the:

Breakfast Area

8'5 x 7'11 (2.57m x 2.41m)

Tiled effect vinyl flooring. Skimmed ceiling. Six recessed spotlights. Double panelled radiator. uPVC double glazed door to the rear garden. uPVC double glazed window to the rear elevation. Internal door through to the:

Garage

16'0 x 8'3 (4.88m x 2.51m)

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

First Floor Landing

Fitted carpet. Skimmed ceiling. Single pendent light. Loft hatch to a loft storage area with pull down ladder. Single panelled radiator. Door to a storage cupboard.

Bathroom

7'6 x 5'5 (2.29m x 1.65m)

Wood effect vinyl flooring. Skimmed ceiling. Four recessed down lights. uPVC double glazed obscured window to the side elevation. Single panelled radiator. P- shaped bath with plumbed shower over. Glass panelled shower screen. Pedestal wash hand basin. Closed coupled WC. Fully tiled splash back tiled bathroom.

Bedroom Two

10'8 min x 8'6 (3.25m min x 2.59m)

Fitted carpet. Textured and coved ceiling. Single pendent light. Single panelled radiator. uPVC double glazed window to the rear elevation looking out towards Jubilee lakes. Double sliding doors to built in wardrobe with hanging and shelving rail.

Bedroom One

11'11 min x 9'7 (3.63m min x 2.92m)

Fitted carpet. Textured and coved ceiling. Single pendent light. Single panelled radiator. uPVC double glazed tilt and turn window to the front elevation. Double sliding doors to built in wardrobe with hanging and shelving rail.

Bedroom Three

7'0 min x 6'6 (2.13m min x 1.98m)

Fitted carpet. Textured ceiling. Single pendent light. Single panelled radiator. uPVC double glazed tilt and turn window to the front elevation. Door to over stair storage cupboard housing a 'Vaillant' boiler (regularly serviced)

Outside Front

Block paved driveway providing parking for two to three vehicles.

Rear Garden

Private non overlooked fully enclosed rear garden. Patio seating area. Award winning garden with an array of trees and shrubs. Seating area and Pond.

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

Viewings

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

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

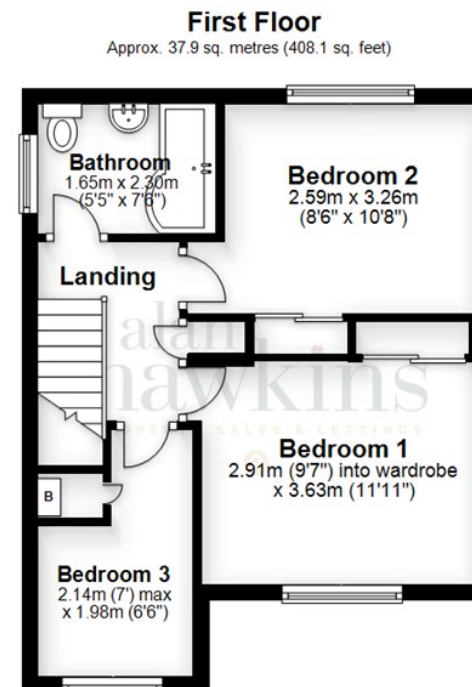
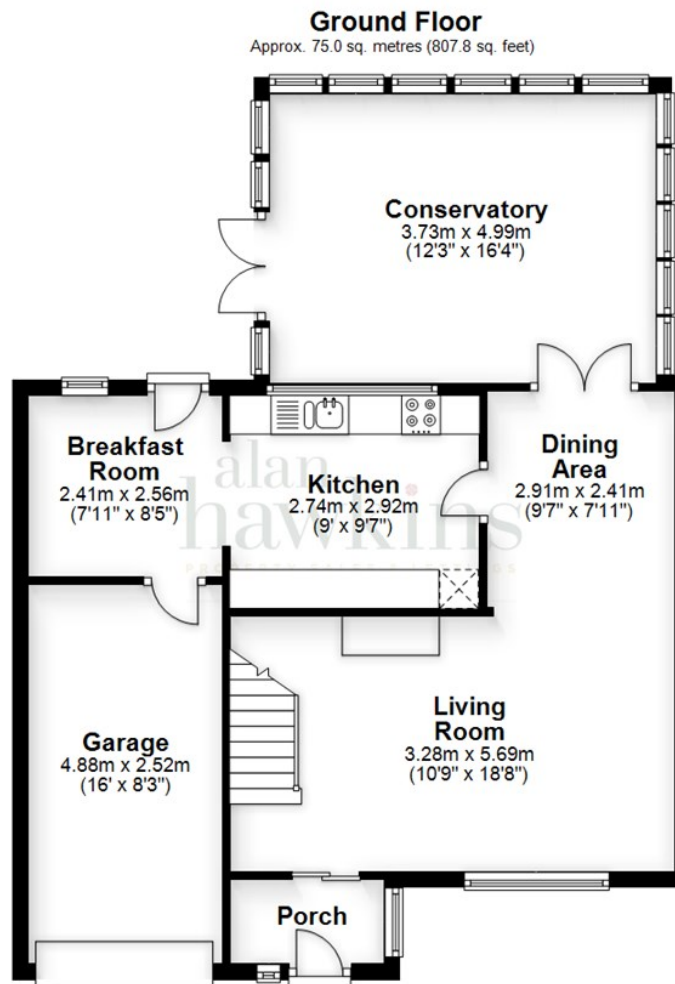
century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

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.









Total area: approx. 113.0 sq. metres (1215.9 sq. feet)

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