alan hawkins
PROPERTY SALES & LETTINGS

14 Victory Row, Royal Wootton Bassett, SN4 7BE

• 3 Bedroom Terrace
• Beautifully Extended
• Yards From High Street
• Stunning Rear Views
• Underfloor Heating
• Open Fireplace
• En-Suite Shower Room
• c100ft Rear Garden
• Gas Central Heating
• uPVC Double Glazing

14 Victory Row, Royal Wootton Bassett, SN4 7BE

£299,995

Set in a desirable and favoured location enjoying stunning far reaching westerly countryside views just yards from Royal Wootton Bassett's High Street is this beautifully extended three bedroom mid terrace character cottage enjoying all the amenities and comforts the local high street has to offer.
This beautiful home comprises an entrance hallway, living room with open fireplace, an open plan kitchen with steps down to an impressive dining/family room with UNDERFLOOR HEATING and floor to ceiling, full width, bi-fold doors opening to stunning views at the rear, and a modern downstairs bathroom. Stairs from the kitchen lead to a first floor landing servicing three bedrooms with bedroom one having an en-suite shower room and built in wardrobe. There is a low maintenance frontage laid to gravel enclosed by low level brick walling with gated access, whilst the rear boast a tiered garden stretching approximately 100ft in length. The family room leads out to a secure decked balcony with steps lead down to a garden laid to lawn, a graveled area with timber shed and a second garden mainly laid to lawn with a play area laid to wood chippings at the bottom. Further attributes include uPVC double glazing throughout and gas radiator central heating via a combination boiler. Parking is available subject to a residents parking permit to use in either of the two adjacent car parks (an annual fee is applicable per vehicle). A property not to be missed so call Alan Hawkins Property Sales today on 01793 840222.

Front entrance stable style door partially glazed to the

Entrance Hall
Matwell carpet. Tiled flooring. Skimmed ceiling. Single pendant light. Single panelled radiator. Opening through to the kitchen. Door to the

Living Room
13'4 x 11'5 (4.06m x 3.48m)
Wood laminate flooring. Skimmed ceiling. Pendant light. uPVC double glazed window to the front elevation. Double panelled radiator. Open fireplace with a tiled hearth and red brick surround with mantle over. TV point. 'Sky' point subject to contract.

Opening through to the

Kitchen
16'11 x 8'3 (5.16m x 2.51m)
Travertine tiled flooring. Eight recessed spot lights. Two square top solid oak work surfaces with integrated one and half bowl sink with side drainer. Space and pluming under for dishwasher. Space and plumbing under for washing machine with two single base units. Second solid oak work surface with integral oven and four hob with splash back tiled surround. Two single base units. Drawer unit. Two wall units. Red brick fireplace with fully functional cast iron wood burner with recess either side with shelving. Door to carpeted staircase to the first floor landing with a 90 degree turn. Opening with a step down to the

Dining/Family Room
12'5 x 11'1 (3.78m x 3.38m)
Engineered oak flooring with under floor heating. Skimmed ceiling. Six recessed spot lights. Grey uPVC floor to ceiling bi-fold doors out to the rear garden with far reaching views over countryside. From the dining room step down and door to the

Ground Floor Bathroom
7'6 x 6'0 (2.29m x 1.83m)
Tiled flooring. Skimmed ceiling. Three recessed spot lights. uPVC double glazed window to the rear elevation. Chrome ladder style heated towel rail. Pedestal wash hand basin. Close coupled w.c. Sunken bath with shower over. Splash back tiled surround. Glass panelled shower screen.

First Floor Landing
Fitted carpet. Skimmed ceiling. Single pendant light. Loft hatch to a loft storage area. Door to

Bedroom Three
8'9 x 7'7 (2.67m x 2.31m)
Fitted carpet. Skimmed ceiling. Strip of three spot lights. uPVC double glazed window to the front elevation. Single and a double panelled radiator.

Bedroom Two

11'9 x 9'4 (3.58m x 2.84m)

Laminate flooring, Skimmed ceiling. Three way pendant light. uPVC double glazed window to the front elevation. Double panelled radiator. Built-in wardrobe with shelving and hanging rail. Chimney breast with built-in wardrobe to the side.

Bedroom One

10'2 x 8'7 (3.10m x 2.62m)

Laminate flooring. Skimmed and coved ceiling. Three way pendant light. uPVC double glazed window to the rear elevation with far reaching views over countryside. Double panelled radiator. Door to over stair storage. Bi-fold door to built-in wardrobe with shelving and hanging rail. Bi-fold door to

En-suite Shower Room

Wood effect vinyl flooring. Textured ceiling. Ceiling light. Extractor fan. Close low level w.c. Pedestal wash hand basin and corner shower cubicle with shower over and splash back tiled surround.

Outside To The Front

Pedestrian path leading to the front with iron gate and low level walling. Gravelled front leading to the front door.

Outside To The Rear

approx 100ft (approx 30.48mft)

Approximately 100ft in length. Decked patio seating area enclosed by fencing with gate leading down to the second lower tier which is laid to lawn. Step leading down to a third tier with a gravel timber framed shed with pwoer, steps and slide down to the bottom tier which is mainly laid to lawn with wood chippings all fully fully enclosed by fencing. South facing. Outside cold water tap. Security light.

Viewings

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

Council Tax - Wiltshire Council

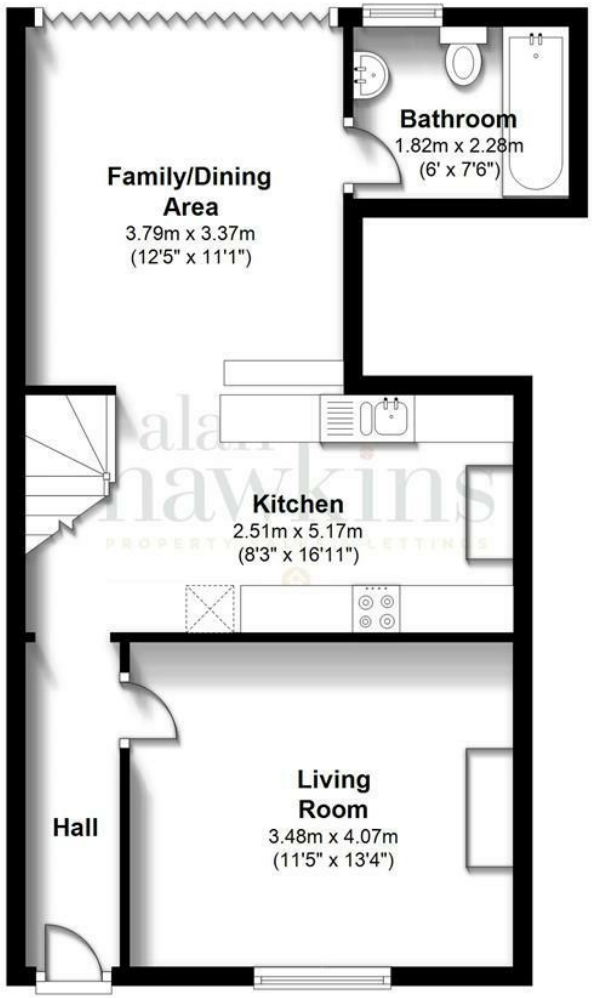
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

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.

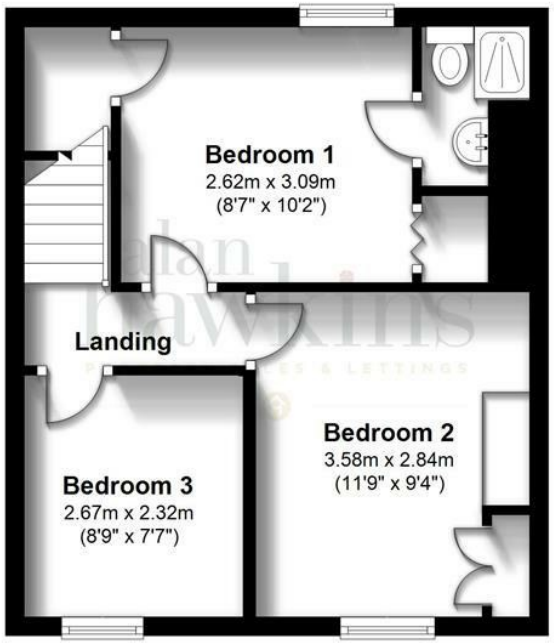
Ground Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



First Floor

Approx. 33.4 sq. metres (360.0 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)

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Plan produced using PlanUp.

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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

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Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

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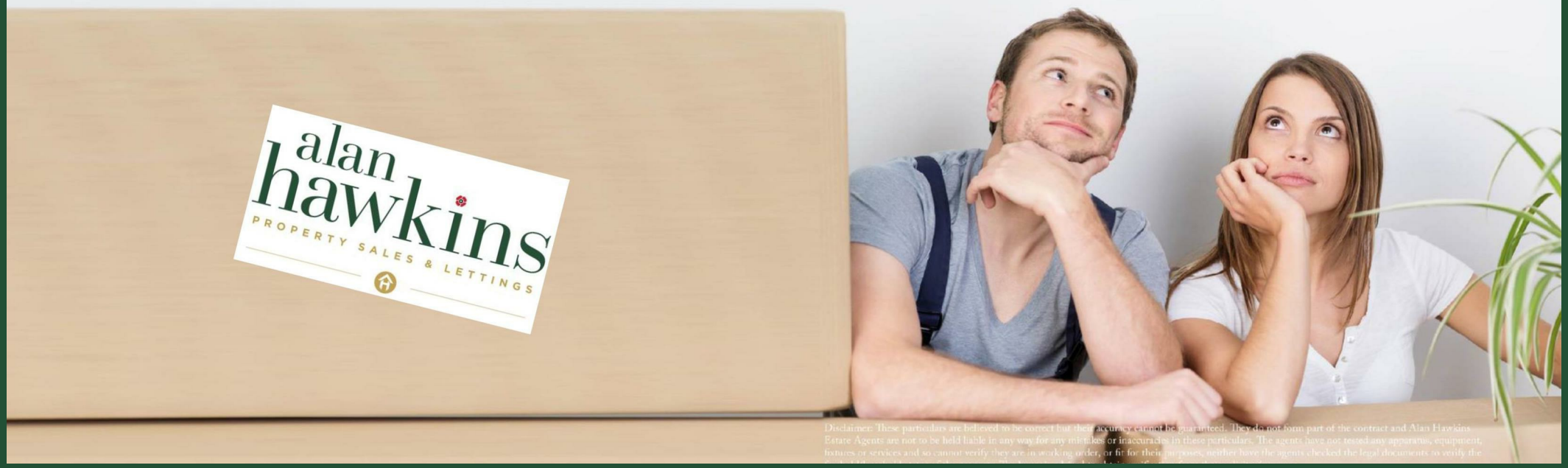

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