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PROPERTY SALES & LETTINGS



72 Garraways, Royal Wootton Bassett, SN4 8LL



- Five Bedroom Detached Family Home
- Twice Extended
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Two Reception Rooms
- Cloakroom
- En-Suite Shower Room
- Integral Garage
- Favoured Location





# 72 Garraways, Royal Wootton Bassett, SN4 8LL

## Offers in excess of £450,000

An excellent opportunity to purchase this EXTENDED and beautifully presented five bedroom detached family home with CONSERVATORY located within the more favourable location on the 'Woodshaw' development in Royal Wootton Bassett.

This property originally built to the 'Lansdown design' offers an entrance hallway with downstairs cloakroom, bay windowed living room with feature gas fireplace, dining room, conservatory and a modern kitchen/breakfast room including a separate utility room. Upstairs and to the first floor is a modern family bathroom with four piece suit, bedroom one with built-in wardrobes and en-suite shower room and a further four good size bedrooms, one of which currently used as a home office. Outside and to the front is driveway parking for at least two vehicles, a garage with up and over door, power and lighting and side gated access to the rear. The rear garden is fully enclosed with low level brick walling supporting a garden laid to lawn and patio seating area. Further benefits of this property include uPVC double glazing and gas radiator central heating via a modern boiler.

For more information or to request a viewing, contact our friendly team at Alan Hawkins Property Sales today

### Viewings

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

### Council Tax - Wiltshire Council

Tax Band D For year 2022/23 = £2175.48. NB This property does have a property improvement indicator and this shows that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place (when the property is sold).

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







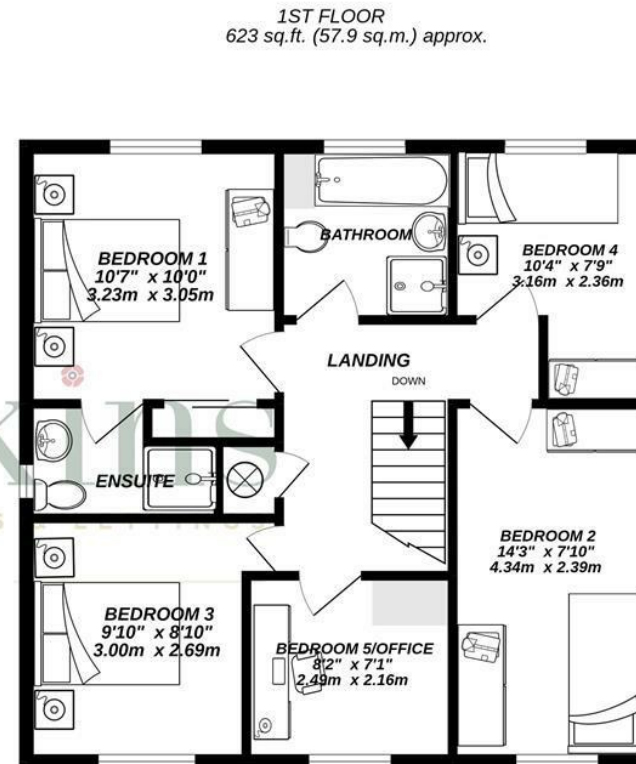
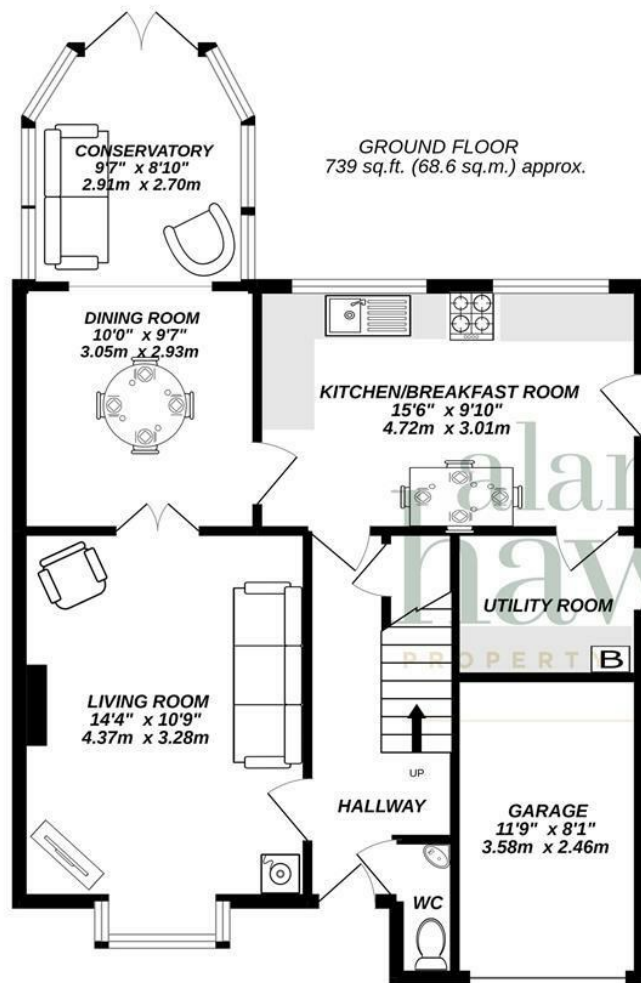












**TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.**

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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alanhawkins.co.uk



26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

