



Middle Ground, Royal Wootton Bassett, SN4 8LJ

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PROPERTY SALES & LETTINGS



- Extended Three Bedroom Family Home
- Modern Kitchen/Diner
- Ground Floor Shower Room
- Attached Garage
- Recently Replaced Combination Boiler

- Beautifully Presented Throughout
- Modern Family Bathroom
- Separate Utility Room
- Garden Room/Home Office
- Viewings HIGHLY Recommended

12 Middle Ground Royal Wootton Bassett, SN4 8LJ

£325,000

This beautifully presented three-bedroom EXTENDED family home combines modern living with tasteful design, creating the perfect space for family life. Positioned at the end of a cul-de-sac in the sought-after Woodshaw area of Royal Wootton Bassett, the property offers a peaceful setting while still being within easy reach of local amenities.

The entrance hallway opens into a spacious living room, creating a warm and inviting atmosphere. The modern, well-designed kitchen/diner is perfect for family meals, featuring a breakfast bar, an integrated mid-height oven, a gas hob, and double doors leading to the rear garden. There's also a separate utility room with underfloor heating, adding extra convenience. From the utility room, internal doors provide access to the attached garage, rear garden, and a ground-floor shower room, ideal for busy mornings or guests.

Upstairs, you'll find three good-sized

bedrooms with bedroom two having wall-t- wall fitted wardrobes and a beautiful fitted family bathroom.

The property also benefits from a westerly facing rear garden offers a sunny afternoon/evening retreat, perfect for outdoor living, while a Garden Room/Home Office provides additional versatile space for working from home or relaxing.

A recently replaced combination boiler offers added peace of mind, ensuring the home is energy efficient and well-maintained.

Viewings are HIGHLY recommended to appreciate all this home has to offer.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £2144.02
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains

Electric - Mains

Water - Mains

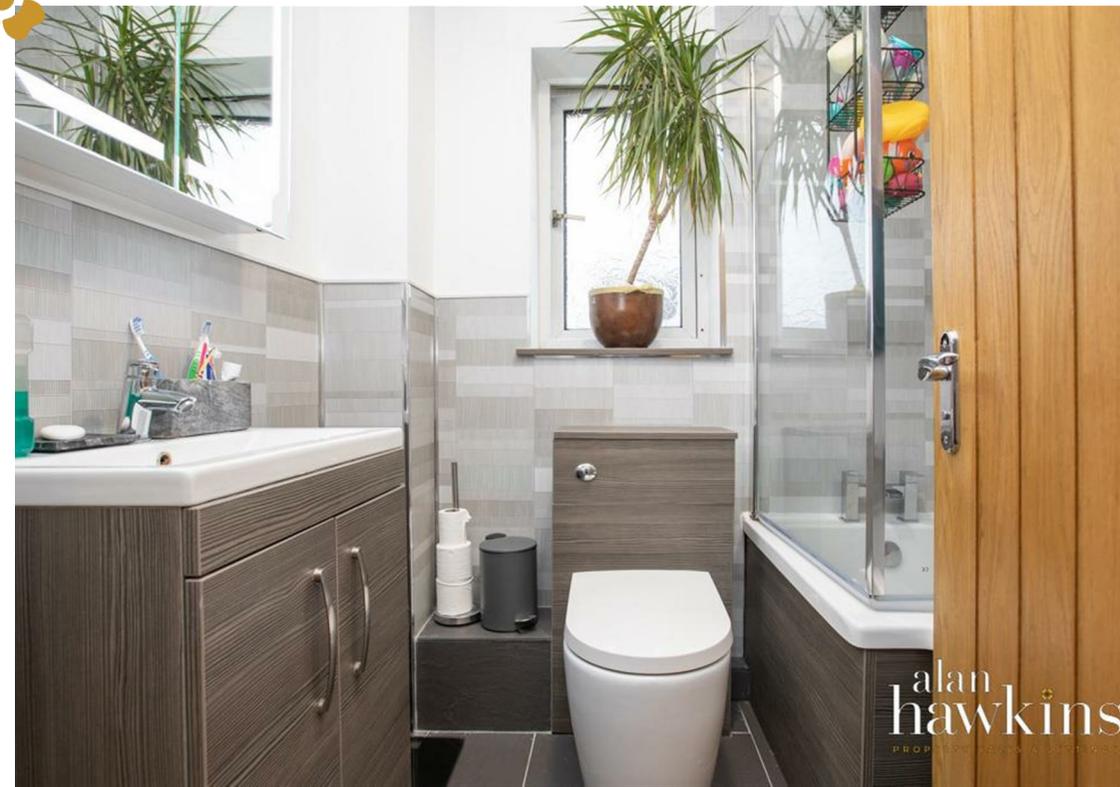
Drainage - Mains

Internet - Up to 1600* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



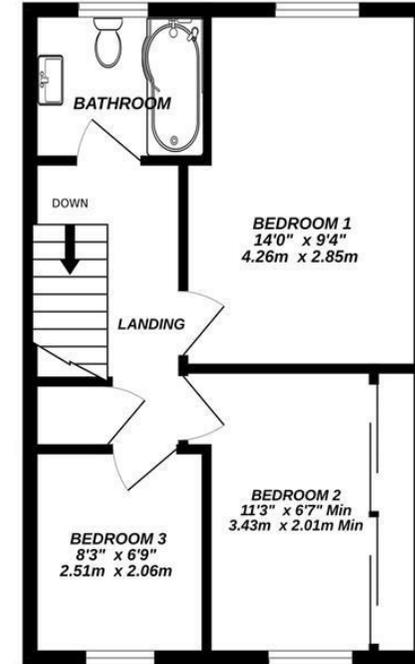
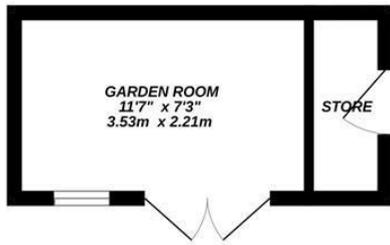




GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.

GARDEN ROOM
105 sq.ft. (9.8 sq.m.) approx.



989SQ FT EXCLUDING GARDEN ROOM

TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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