



**Keats Close, Royal Wootton Bassett, SN4 8HH**

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PROPERTY SALES & LETTINGS





- 4 Bedroom Semi Detached
- Three Reception Rooms
- Westerly Facing Garden
- Multi Generation Living Accommodation
- uPVC Double Glazing

- Twice Extended
- Two Bath/shower Rooms
- 2nd Kitchen & 2nd Lounge
- Over 1400 Sq Ft
- Gas Radiator Central Heating

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# 33 Keats Close

## Royal Wootton Bassett, SN4 8HH

£395,000

Spacious & Extended 4-Bedroom Family Home - Ideal for Multi-Generational Living.

Located in the sought-after town of Royal Wootton Bassett, this thoughtfully extended four-bedroom semi-detached home offers exceptional space and versatility, perfectly suited for multi-generational living.

The property welcomes you with a spacious entrance hall leading to a bright living room, a dining area that seamlessly connects to the modern kitchen/breakfast room, and patio doors opening to the rear garden. Additional ground floor features include a utility room with a WC, a store room, and a second lounge/dining area complemented by a second kitchen, ideal for independent living arrangements or as a home office space.

Upstairs, the home boasts four generously sized bedrooms, including a Jack and Jill en-suite shared between bedrooms one and four, as well as a stylish family bathroom with a four-piece suite.

Externally, the property benefits from a low-maintenance westerly facing rear garden with gated access, while the front provides driveway parking for at least two vehicles.

A substantial and well-designed home, this property is a rare opportunity for those seeking flexible living space in a desirable location.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £2269.63

For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

### Gas - Mains

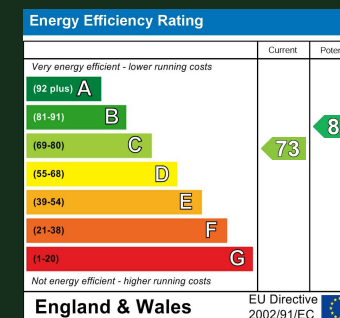
### Electric - Mains

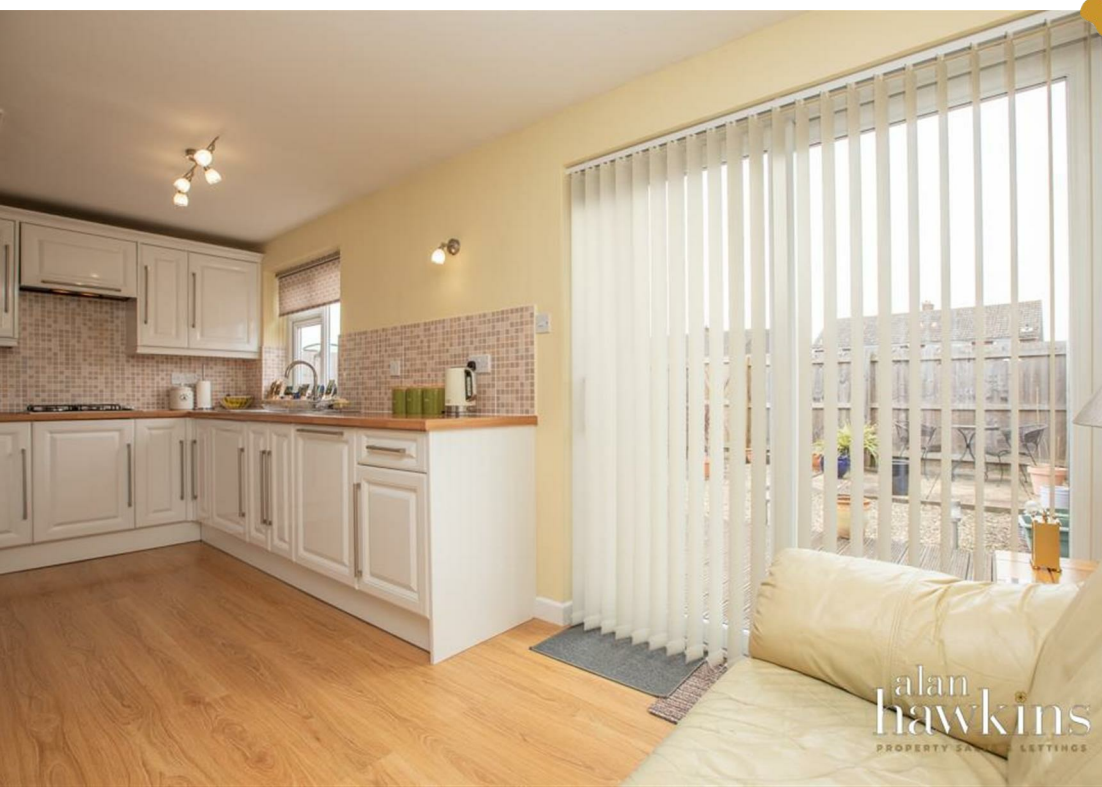
### Water - Mains

### Drainage - Mains

Internet - Up to 1600\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)







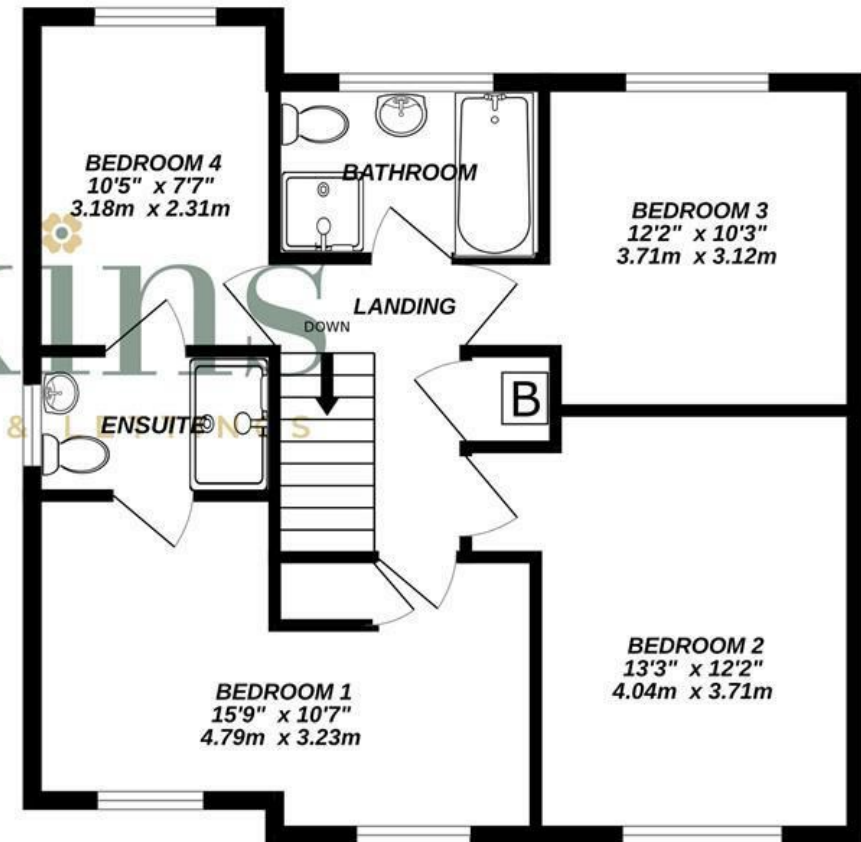
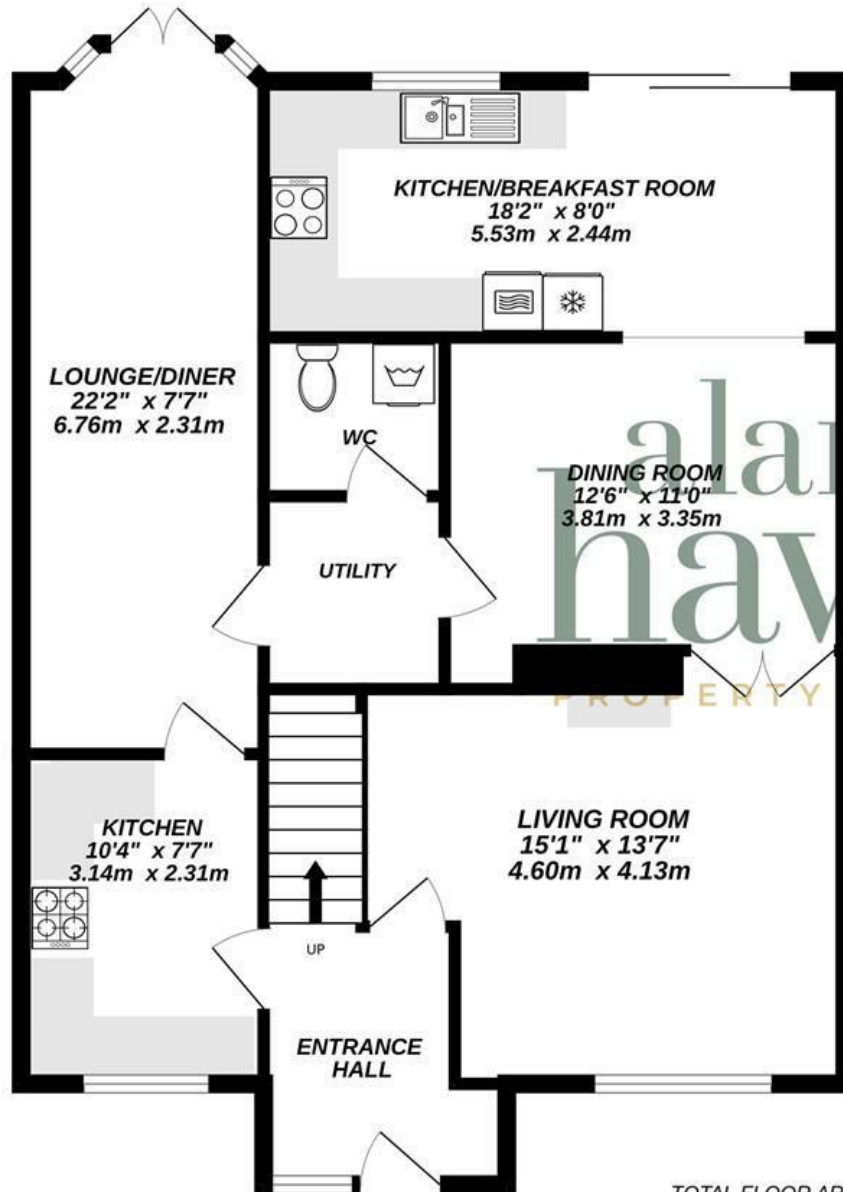






**GROUND FLOOR**  
830 sq.ft. (77.1 sq.m.) approx.

**1ST FLOOR**  
612 sq.ft. (56.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1442 sq.ft. (133.9 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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## Alan Hawkins

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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.

