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Nore Marsh Road, Royal Wootton Bassett, SN4 8BH

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PROPERTY SALES & LETTINGS



- 1930's Bay Windowed Semi-Detached
- Kitchen/Diner
- Wonderfully maintained and stocked 120 ft rear Garden
- c6 Car Driveway
- Viewing Highly Recommended.

- 3 Bedrooms
- Bay Windowed Lounge with Fireplace
- Garage
- New Tiled Roof (2023)

57 Nore Marsh Road Royal Wootton Bassett, SN4 8BH

£400,000

An ever-popular 1930s bay-windowed semi-detached home with a garage and multi-car driveway, located in this desirable non-estate setting just a short stroll from Royal Wootton Bassett High Street.

Beautifully and tastefully presented throughout, the property enjoys a welcoming entrance hall leading to a bay-windowed living room with an open-flue fireplace and surround. To the rear, the kitchen and dining room have been combined to create a wonderful open-plan kitchen/diner complete with farmhouse-style units and integrated appliances.

To the first floor are three well-proportioned bedrooms, two of which are spacious doubles with fitted wardrobes, while the third is a comfortable single. Bedroom one benefits from a bay window and elevated views to the front. All bedrooms are served by a stylish and well-appointed family bathroom with a separate shower cubicle.

Externally, the property continues to impress. To the front is an extended driveway providing parking for approximately six vehicles, along with an attached garage featuring a rear personal door leading to the beautiful garden. The rear garden extends to approximately 120 feet and is fully enclosed, enjoying a sunny southerly aspect. It is attractively divided

into two sections: a paved seating area ideal for entertaining, and a generous lawned area perfect for families or keen gardeners, complete with a shed, workshop, and a variety of shrubs and flower borders – a real gardener's dream.

Additional features include modern uPVC double glazing, gas radiator central heating, and a replacement fibre-cement slate tiled roof installed in 2023.

With its prime location, wonderful living space, and generous plot, this home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to avoid disappointment.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2026/27 = £2695.08

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

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)

Internet Speeds Up to 1000 mbps (Ofcom)

Gas: Mains

Electric: Mains

Water + Waste: Mains

Management Fee: n/a

**Energy Efficiency Rating
(England & Wales)**

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



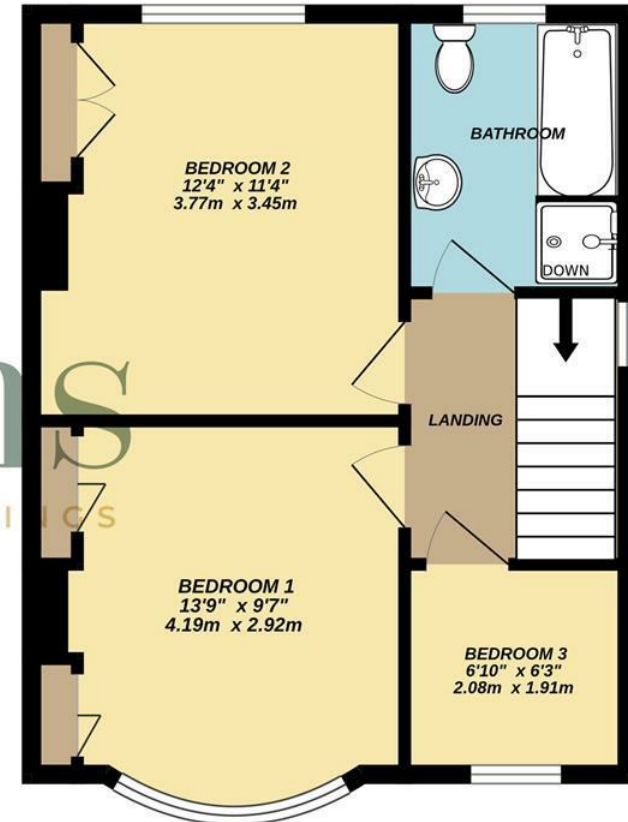




GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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.

