



Briars Close, Royal Wootton Bassett, SN4 7HX

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- Three Bedroom Link Detached House
- Beautifully Presented
- Four Reception Rooms
- En-Suite Shower Room
- Complete Onward Chain
- Double Story Extension
- Very Well Maintained Throughout
- Utility Cloakroom
- Popular Green Park Location
- Viewings Highly Recommended

# 37 Briars Close Royal Wootton Bassett, SN4 7HX

**£385,000**

Situated in the highly regarded Green Park area of Royal Wootton Bassett, this beautifully presented three bedroom link-detached family home has been exceptionally well maintained by the current owners, who have enjoyed living here for approximately 50 years.

The property has been thoughtfully extended to the rear over two storeys, creating generous and versatile living accommodation that is ideal for modern family life. The ground floor begins with an entrance porch leading into a welcoming living room, with the kitchen complemented by a separate breakfast area. To the rear, the extension provides a spacious dining room, flooded with natural light and featuring two sets of patio doors opening directly onto the garden, creating an excellent space for both everyday living and entertaining. Further practical additions include a separate utility room with WC and a

part-converted garage, now offering a useful home office or snug.

To the first floor, the accommodation continues to impress with a tastefully appointed family bathroom and an extended principal bedroom complete with built-in wardrobe, additional storage cupboard and en-suite shower room. Bedrooms two and three both benefit from fitted wardrobes, making excellent use of the space available.

The home further benefits from uPVC double glazing throughout and gas radiator central heating, served by a modern combination boiler. Overall, this is a fantastic opportunity to acquire a much-loved family home in a popular and well-established location, offering flexible accommodation and a high standard of presentation throughout.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34  
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 |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

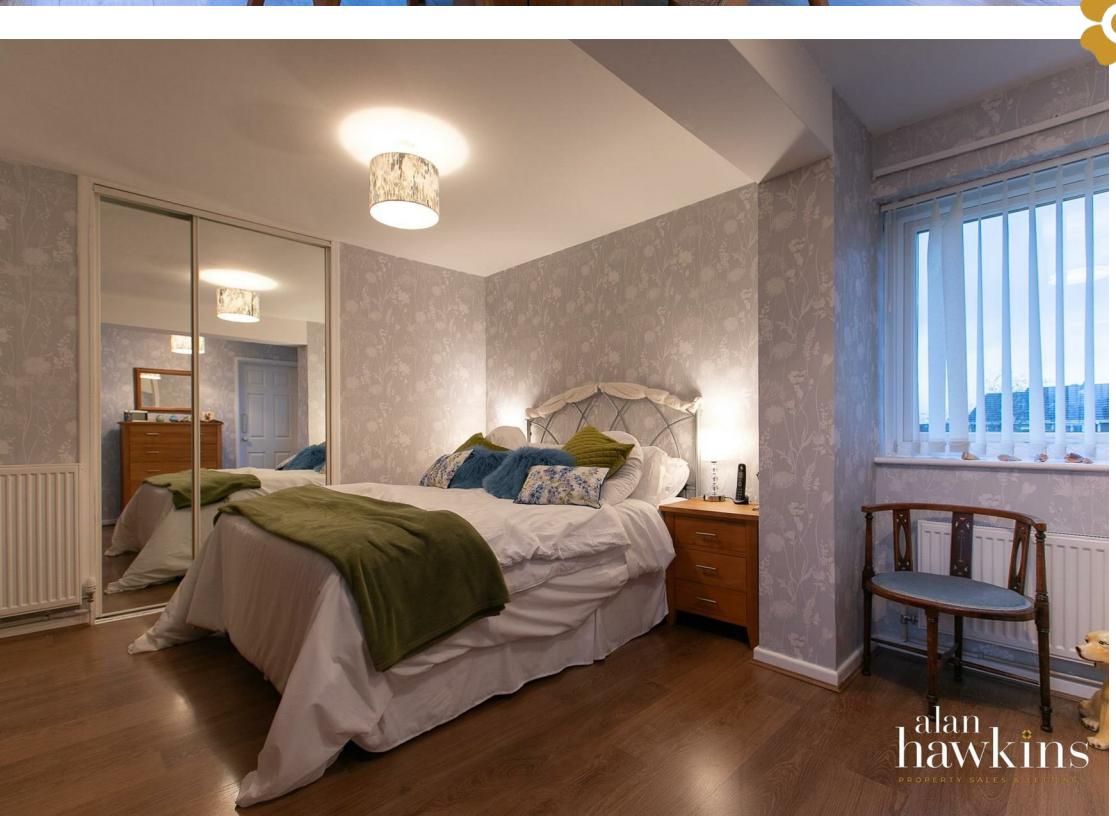


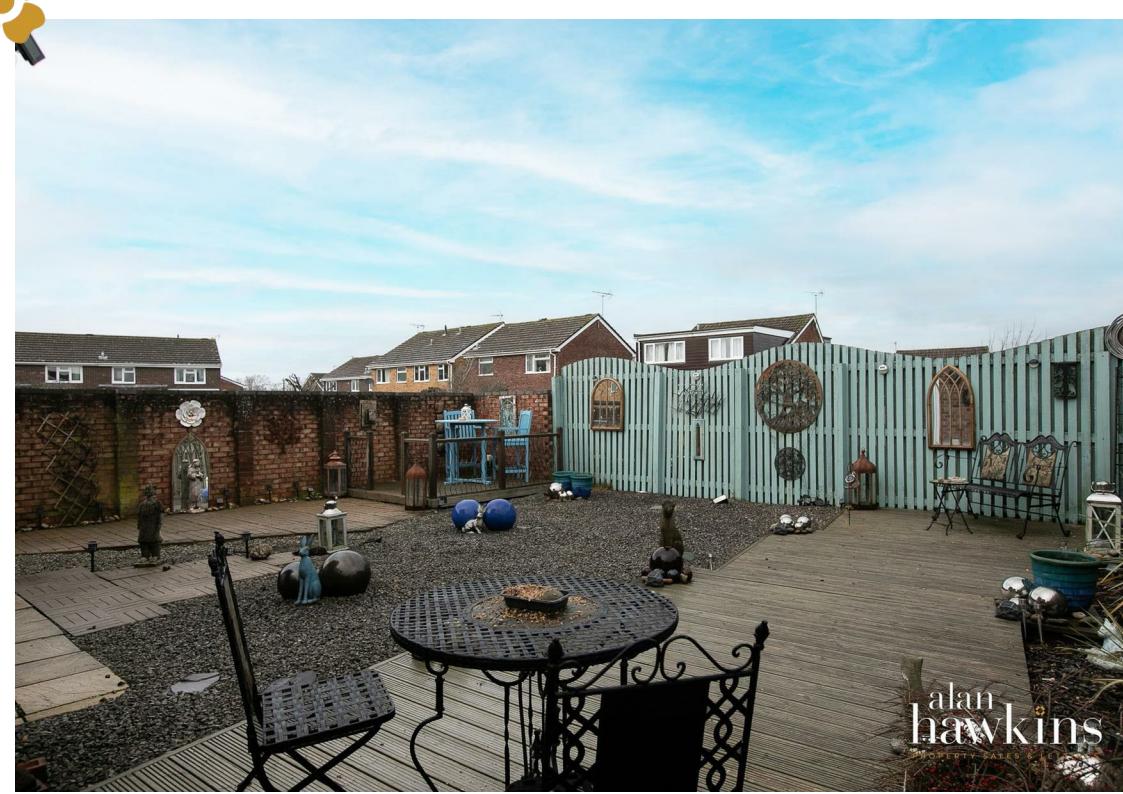
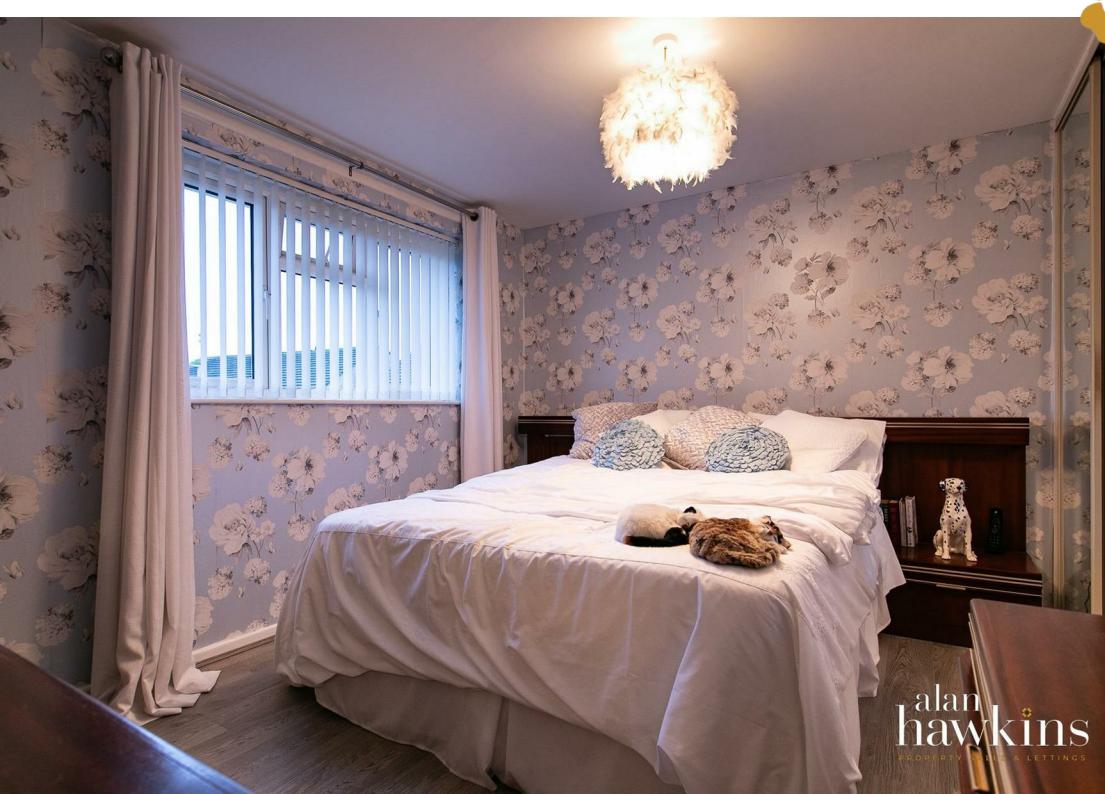
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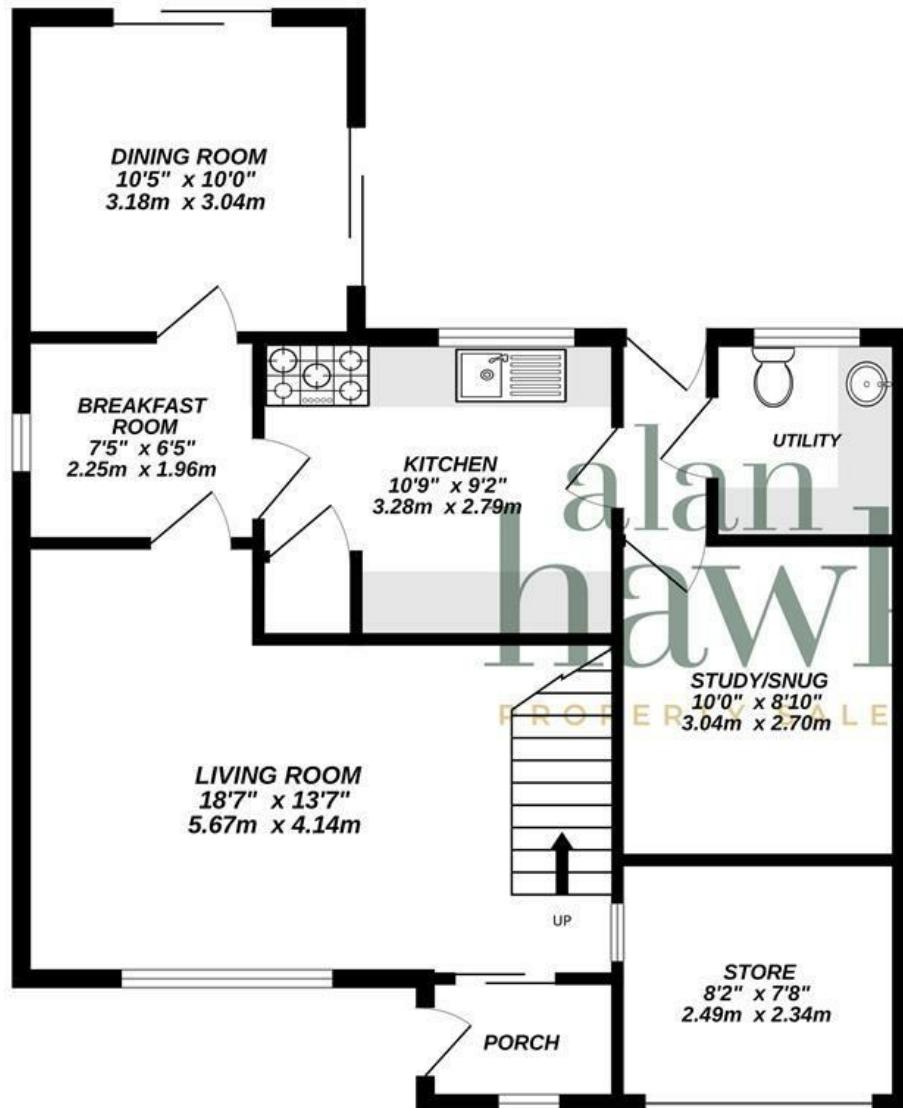
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GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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.

