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Sorrel Close, Royal Wootton Bassett, SN4 7JG

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PROPERTY SALES & LETTINGS





- No Onward Chain
- Potential To Extend (STPP)
- Two Reception Rooms
- Utility Room
- Gas Radiator Central Heating

- Four Bedroom Detached
- No-Overlooked South Facing Rear Garden
- Kitchen/Breakfast Room
- UPVC Double Glazing
- Popular Wootton Bassett Location

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PROPERTY SALES & LETTINGS



# 19 Sorrel Close Royal Wootton Bassett, SN4 7JG

**Open to offers £425,000**

For sale with NO ONWARD CHAIN is this four bedroom DETACHED family home enjoying a non-overlooked SOUTH FACING rear garden, pleasantly situated within this favourable & desirable location within the Green Park area of Royal Wootton Bassett.

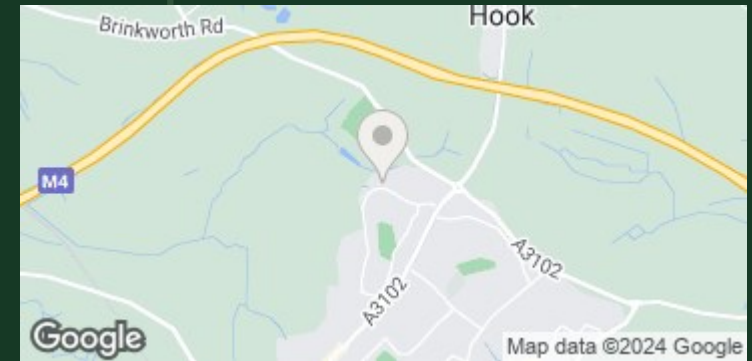
The property configuration itself offers and entrance hallway with downstairs WC, dining area with stairs to the first floor landing, a generous living room with box bay window to the rear, kitchen/breakfast room, a rear lobby with rear door to the garden, separate utility room and internal door to the attached garage. Upstairs to the first floor is a spacious family bathroom and four good sized bedrooms, three of which benefiting fitted wardrobes/storage.

Outside and to the rear is a southerly

facing, fully enclosed, non-overlooked fully stocked garden benefiting from side gated access leading to the front driveway with parking.

A fantastic home on offer with lots of potential to modernise and extend STPP.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222.



## Viewings

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

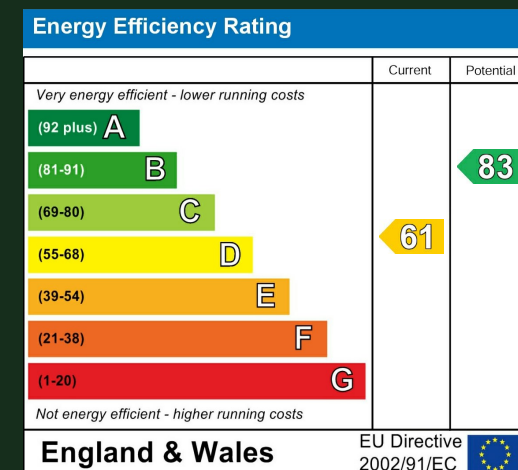
## Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2,948.03  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Energy Efficiency Rating (England & Wales)







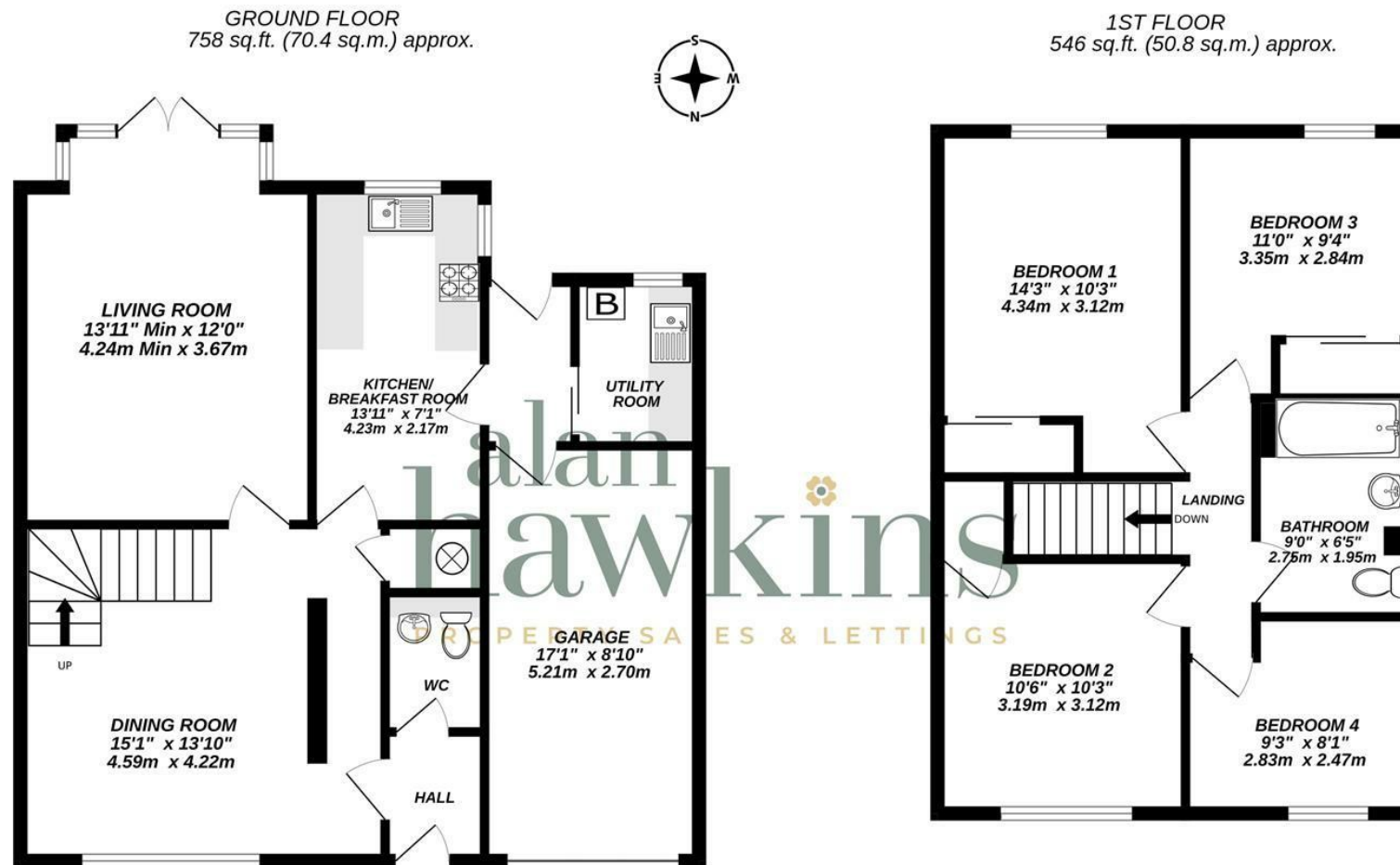












**4 BEDROOM DETACHED**

**TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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.



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