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PROPERTY SALES & LETTINGS

Blain Place, Royal Wootton Bassett SN4 8FF

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- Spacious 4 Bedroom Detached House
- Private Landscaped West Facing Rear Garden
- Spacious Lounge
- 2 Bathrooms
- Close to Permanent Green + Play Park
- 3 Car Driveway + Garage
- Kitchen/Dining room
- 4 Generous Bedrooms
- Over 1300 Sq Ft
- Viewing Recommended

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59 Blain Place, Royal Wootton Bassett, SN4 8FF

Offers over £385,000

A modern four bedroom detached family home pleasantly positioned towards the rear of this modern development offering over 1300 sq ft which has been arranged over three floors, offering versatile and spacious living accommodation.

Internally the accommodation comprises an entrance hall with cloakroom and door leading through to the integral garage, to the rear is light kitchen/dining room with integrated appliances under white granite worktops and French doors to the low maintenance rear garden.

To the first floor there is a spacious lounge with Juliet balcony to the rear, a double bedroom and the family bathroom whilst to the second floor offers three further bedrooms with the master benefitting from fitted wardrobes and a tiled en-suite shower room.

Outside, there is driveway parking to the front for three vehicles and an up-and-over door to the garage with power, lighting and additional wall and base storage units with gated side access to the rear offering a lovely private walled garden that has been landscaped with patio, artificial lawn and

raised decked area.

The property is located in a small development with a permanent green at close proximity at the end of the road and offers excellent access to local amenities and J16 M4. A spacious property that is sure to please. call Alan Hawkins Property Sales to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = £3,120.75
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Services

Gas: Mains
Electric: Mains
Water: Mains
Flood Risk: None (Environmental Agency)
Internet Speeds: Up to 1000 mbps (Ofcom)
Management Fee: N/A

Energy Efficiency Rating (England & Wales)

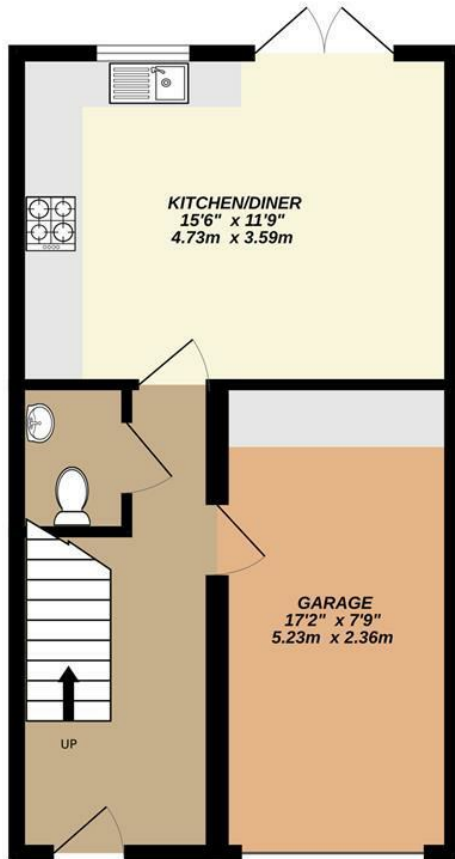
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



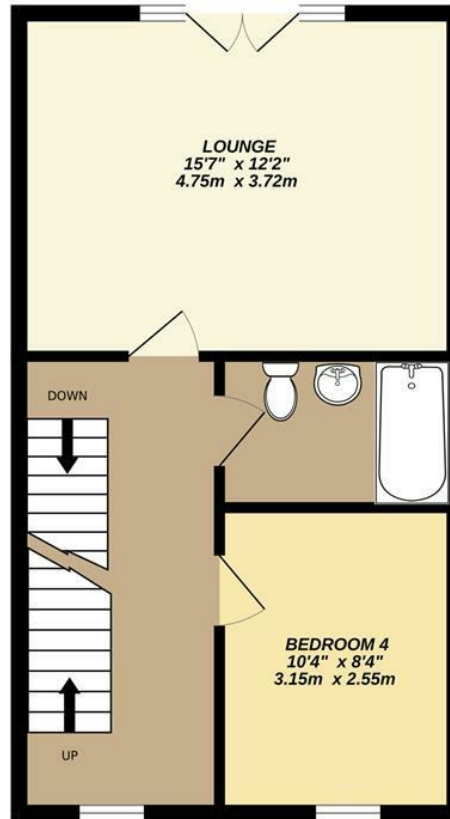




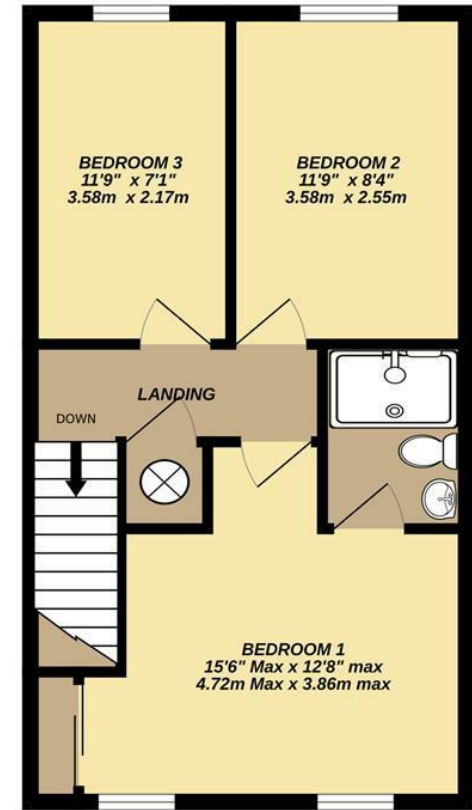
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.3 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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