



1 Salt Spring Drive, Royal Wootton Bassett, SN4 7SD

- Five Bedroom Detached
- Private Rear Garden
- Conservatory
- Three Modern Bath/Shower Rooms
- Modern Kitchen/Breakfast Room
- Utility Room
- Three Reception Rooms
- Double Garage
- Combi Installed 2019
- **Virtual Viewing Available**



1 Salt Spring Drive, Royal Wootton Bassett, SN4 7SD

£535,000

A fabulous FIVE BEDROOM DETACHED 'Ex show home' benefiting THREE RECEPTION ROOMS, CONSERVATORY, MODERN KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM and THREE BATH/SHOWER ROOMS. This extensive family home, set over three floors boasts just shy of 2300 sq ft which includes a partly converted attached double garage and a private rear garden located on Salt Spring Drive, a sort after location on the fringes of Royal Wootton bassett.

The internal layout comprises an entrance hallway, office/study, 20ft living room with gas fireplace, dining room, conservatory, cloakroom and a beautiful open plan kitchen/breakfast room complete with breakfast bar, integrated appliances and a separate utility room. The first floor has a modern family bathroom with shower over bath and four bedrooms with the master bedroom having a walk-through dressing area and en-suite bathroom. Stairs from the first landing lead to a converted loft room which provides a fifth bedroom complete with built in wardrobes and another en-suite bathroom with separate shower cubical. Attached is a double garage with a personal door from the rear garden, power and lighting with two single up and over doors to the front having been partly converted to provide a utility room off the kitchen. The rear garden is fully enclosed and non overlooked, mainly laid to lawn with a patio BBQ area. Additional benefits include driveway parking to the front, uPVC double glazing and gas radiator central heating via a new combination boiler recently installed in Feb 2019.

To request a virtual viewing and book a viewing, contact Alan Hawkins Property Sales today.

Composite front entrance door to the entrance hallway.

Entrance Hallway

Mat well carpet. Fitted carpet. Textured and coved ceiling. Single pendant light. Single panelled radiator. uPVC double glazed window to the front elevation. Carpeted staircase to the first floor landing with a 90 degree turn. Door to understairs storage cupboard. Door to:

WC

Tiled flooring. Textured ceiling. Ceiling light. Obscured uPVC double glazed window to the rear elevation. Pedestal wash hand basin. Close coupled WC. Chrome ladder style heated towel rail with mid height tiled splash back surround.

Office/Play Room

8'11 x 8'8 (2.72m x 2.64m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to front elevation. Single panelled radiator. TV point. Sky connection, subject to contract. telephone point.

Living Room

19'11 x 11'11 (6.07m x 3.63m)

Fitted carpet. Textured and coved ceiling. Two ceiling lights. uPVC double glazed window to the front elevation. Double doors to the dining room. Dado rail surround. Single panelled radiator. Feature gas fireplace on a stone hearth with mantle over. TV point x2 . Sky connection, subject to contract.

Dining Room

13'10 x 10'10 (4.22m x 3.30m)

Fitted carpet. Textured and coved ceiling. Ceiling light. Dado rail surround. TV point. Double panelled radiator. uPVC double glazed patio doors to the conservatory.

Conservatory

11'7 x 10'10 (3.53m x 3.30m)

Brick based with laminate flooring. TV point. Glass panelled roof. uPVC double glazing surround. French doors to the rear garden. Double panelled radiator. Ceiling light and fan.

Kitchen

19'8 max x 9'6 min (5.99m max x 2.90m min)

Hardwood flooring. Skimmed ceiling. Eight recessed spotlights. uPVC double glazed window to the rear elevation. Wall to wall storage cupboard with an integrated fridge/freezer. Solid oak work tops with integrated dishwasher. Two integrated ovens, side by side, with a five ring gas hob over with stainless steel extractor hood. Integrated microwave, integrated stainless steel one and a half bowl sink with side drainer and cupboard under, housing water softener. Set of pan drawers, two single base units. One single wall unit, one double wall unit. All cupboards have soft closing doors. Open through to:

Breakfast Area

Oak breakfast bar with three cupboards under, single panelled radiator. uPVC double glazed window to the rear elevation. uPVC double glazed door to the side. Velux window over. Four recessed spot lights. Door to:

Utility Room

7'1 x 6'8 (2.16m x 2.03m)

Hardwood flooring. Skimmed ceiling. Ceiling light. Extractor fan. Square top work surface with space and plumbing for washing machine, space for dryer. Two single cupboards over and one full height cupboard to the side. Space for upright fridge/freezer. Ladder style radiator.

First Floor Landing

Fitted carpet. Textured ceiling. Single pendant light. Door to airing cupboard housing pressurised hot water cylinder. Door to second stairwell with 180 degree turn to the second floor.

Master Bedroom

15'0 x 11'11 max (4.57m x 3.63m max)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled area. TV point. Archway through to:

Dressing Area

Fitted carpet. Textured ceiling. Ceiling light. Fitted wardrobes to both sides with mirrored sliding doors, shelving and double hanging rails. Door to:

En-Suite Bathroom

9'10 x 5'2 (3.00m x 1.57m)

Tiled effect vinyl flooring. Skimmed ceiling. Five recessed spot lights. Extractor fan. Obscure uPVC double glazed window to the rear elevation. Chrome ladder style heated towel rail. 'P' shaped bath with shower over. Vanity wash hand basin with cupboard under. Enclosed WC. Fully tiled surrounds.

Bedroom Three

13'3 x 9'8 (4.04m x 2.95m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation with far reaching countryside views. Single panelled radiator. TV point.

Bedroom Four

13'1 x 9'3 (3.99m x 2.82m)

Fitted carpet. Textured ceiling. Single pendant light. Two uPVC double glazed windows to the front elevation. Double panelled radiator. TV point.

Bedroom Five

9'9 x 6'10 (2.97m x 2.08m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation with far reaching countryside views. Single panelled radiator.

Family Bathroom

6'9 x 6'1 (2.06m x 1.85m)

Laminate flooring. Skimmed ceiling. Four recessed spotlights. Extractor fan. Obscured

uPVC double glazed window to the rear elevation. Chrome ladder style heated towel rail. Panelled bath with plumbed shower over with glass panelled shower screen and recessed shelf, water fountain shower head. Vanity wash hand basin with double cupboard under. Close coupled WC. Splash back tiled surrounds.

Second Floor Landing

Door to:

Bedroom Two

20'5 x 10'11 approx (6.22m x 3.33m approx)

Fitted carpet. Pitched skimmed ceiling with four recessed spotlights. Two double velux windows to the rear elevation. Double panelled radiator. TV point. Eaves storage space. Two built-in double wardrobes with hanging rails and door to en-suite bathroom.

En-Suite Bathroom

7'4 x 10'11 approx (2.24m x 3.33m approx)

Tiled effect vinyl flooring Pitched ceiling. Two recessed spotlights. Velux window to the rear elevation. Two chrome style heated towel rails. Corner bath with shower head mixer tap. Single shower cubicle with plumbed shower. Enclosed WC. Vanity wash hand basin with cupboard under. Additional storage cupboard surround. Splash back tiles behind. Extractor fan.

Attached Double Garage

17'0 max x 16'3 max (5.18m max x 4.95m max)

Partially converted. Eaves storage over. Power and lighting. Door to rear. Two single up and over doors to the front.

Outside to the front

Garden laid to lawn with tarmac driveway providing parking for two vehicles. Path leading to the front door. Gated side access.

Outside to the rear

60'0 max x 50'0 max approx (18.29m max x 15.24m max approx)

Rear garden measuring approx. 50ft width by 60ft in length, fully enclosed by brick walling and fencing. Patio seating area. Garden mainly laid to lawn and surrounded by flower beds, shrubs and trees.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

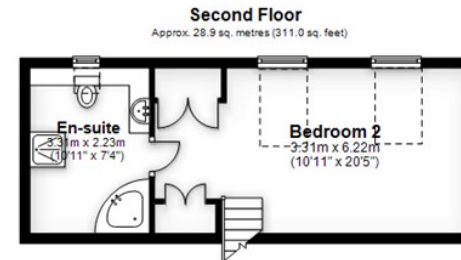
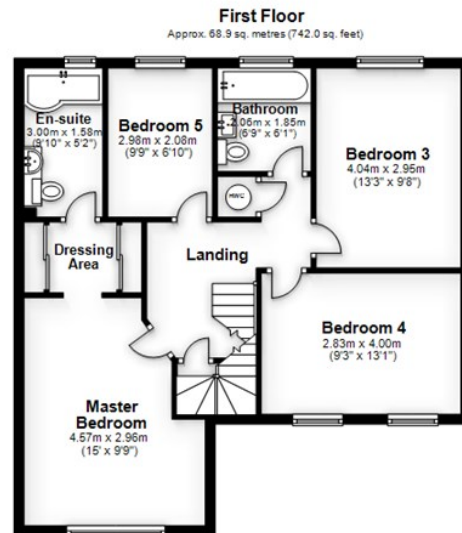
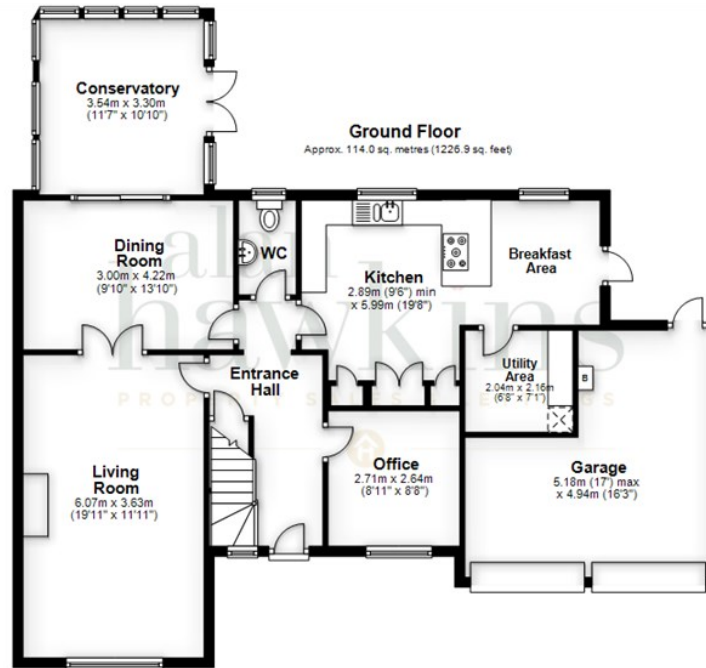
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Virtual Video Tour

A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.







Total area: approx. 211.8 sq. metres (2279.9 sq. feet)

All 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. Not to scale. All Rights Reserved. No unauthorised use, copying or reproduction permitted.
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