

Westbury Park, Royal Wootton Bassett, SN4 7DN

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- Four Bedroom Detached Property
- Conservatory With Underfloor Heating
- 20ft Dual Aspect Living Room
- Very Well Presented Throughout
- Generous Surrounding Gardens
- Gated Driveway & Garage
- Open Plan Kitchen/Diner & Utility Area
- Modern Bathroom & En-Suite
- Short Walk To High Street

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89 Westbury Park
Royal Wootton Bassett, SN4 7DN

£450,000

Situated on the edge of Westbury Park in Royal Wootton Bassett, just a short walk from the town's High Street, this extended four-bedroom detached home offers well-presented accommodation, generous gardens and a number of useful features for family living.

The property is entered via a porch with storage, leading into the inner hallway with stairs to the first floor and a downstairs WC. The 20ft dual aspect living room provides a good-sized reception space, with doors opening into the conservatory which overlooks the garden and benefits from underfloor heating. To the other side of the hallway, the triple aspect kitchen/diner provides plenty of natural light and space for both cooking and dining, with a range oven included in the sale and a separate utility area leading through to a rear porch.

Upstairs, the landing leads to four bedrooms and a modern family bathroom, with the main bedroom benefiting from an en-suite shower room and walk-in wardrobe. The property is very well presented throughout, allowing a purchaser to move straight in and enjoy the accommodation.

Outside, the property occupies a larger than average plot, with gardens to both the front and rear. The front garden includes a seating area and summer house, whilst a brook runs alongside the property, providing an attractive feature. The enclosed rear garden offers a further seating area and access to the rear of the garage, which is an oversized space fitted with an electric roller door and part converted to provide a useful home office with its own personal door from the garden. A gated driveway provides off-road parking in front of the garage.

The location is particularly convenient, with a play park and open field directly opposite, providing space for children to play close to home, whilst the shops, cafés and other amenities of Royal Wootton Bassett's High Street are within easy walking distance.

This is a well-maintained and extended family home offering four bedrooms, additional reception space, a home office and generous gardens, all within convenient reach of the town centre.



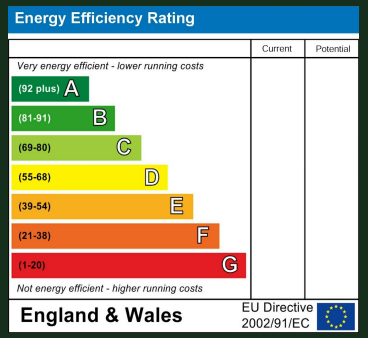
Viewings
By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council
Tax Band E For year 2026/27 = £3293.98
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 Full Fibre Gigafast available

Energy Efficiency Rating (England & Wales)












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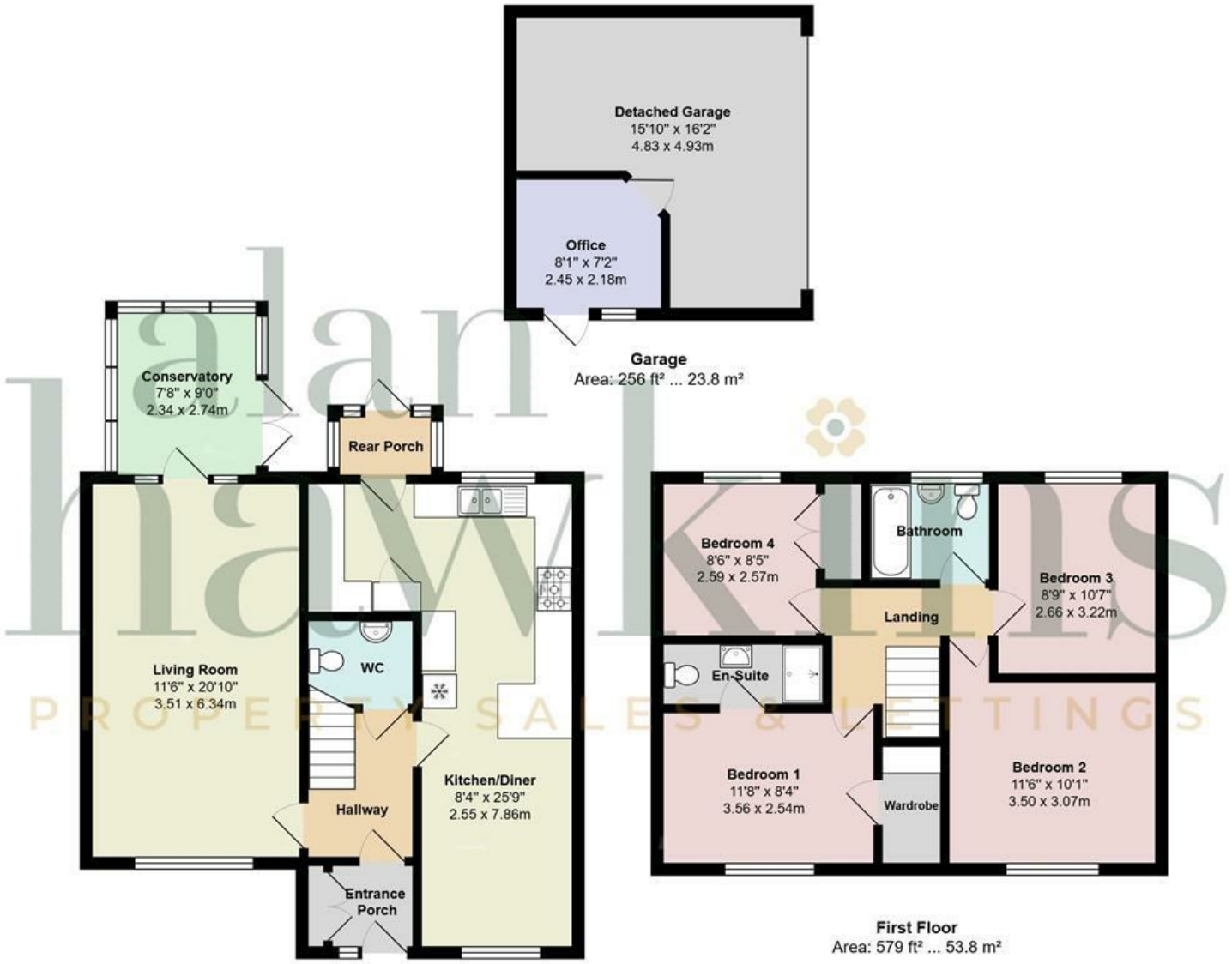

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Total Area: 1557 ft² ... 144.6 m²

Disclaimer:
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All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
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