



Rowan Drive, Royal Wootton Bassett, SN4 7ES

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



alan
howland

- Four Bedroom Semi-Detached
- Beautifully Presented Throughout
- Dual Aspect Living Room
- Separate Utility Area
- Double Width Driveway
- Twice Extended
- Bathroom & Separate Shower Room
- 20ft Kitchen
- Westerly Facing Rear Garden
- Viewings Highly Recommended

12 Rowan Drive Royal Wootton Bassett, SN4 7ES

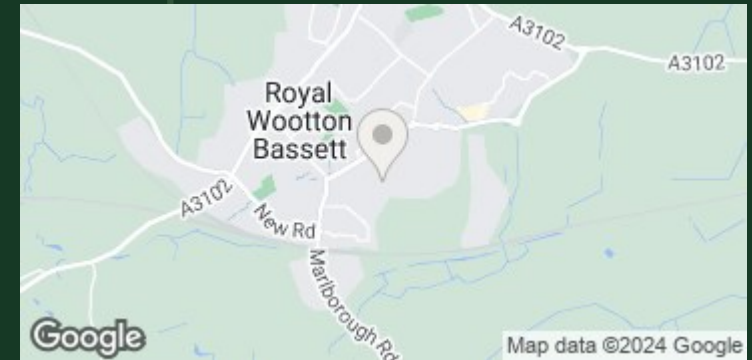
£410,000

A beautifully presented and TWICE EXTENDED four bedroom semi detached house pleasantly situated in a much favoured location of Royal Wootton Bassett.

The accommodation comprises a welcoming entrance hallway, 23ft dual aspect lounge/dining room with feature fireplace and patio doors to the rear garden, an extended 20ft recently replaced kitchen with side door out to a lean-to seating area, door into a utility room and door leading through into the integral garage which benefits an ELECTRIC ROLLER DOOR, power & lighting. The first has four bedrooms (three of which are double), a modern family bathroom and a separate modern shower room. Outside, to the front is a double width block paved drive and a

15'10 integral garage. The rear garden measures around 50ft in length, is fully enclosed, reasonably private and westerly facing.

This particular property benefits from uPVC replacement double glazing and gas central heating via a combination boiler. All in all a super family house in a prime position and viewing is highly recommended.



Viewings

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

Council Tax: Wiltshire Council

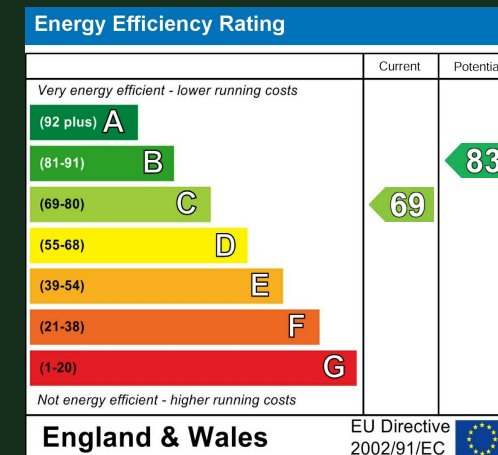
Tax Band D For year 2023/24 = £2,290.91

For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

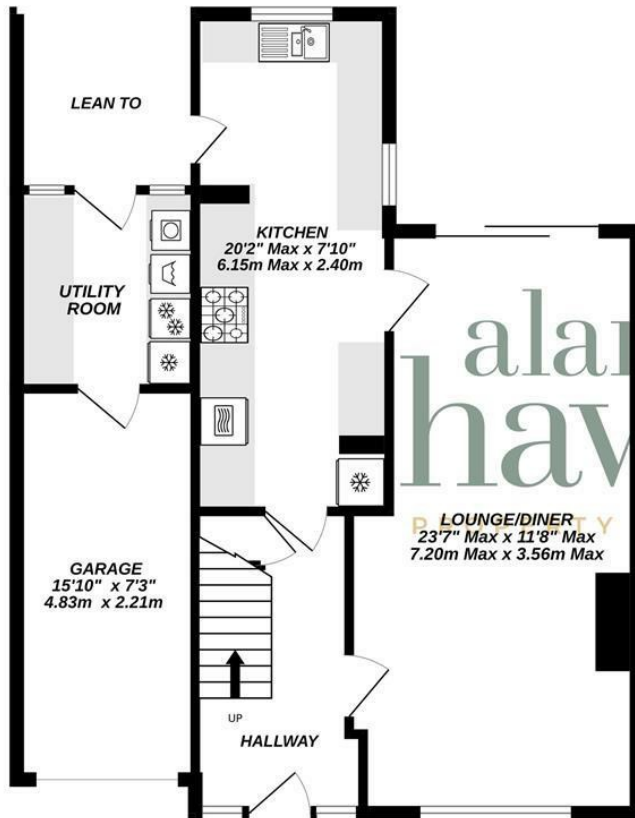




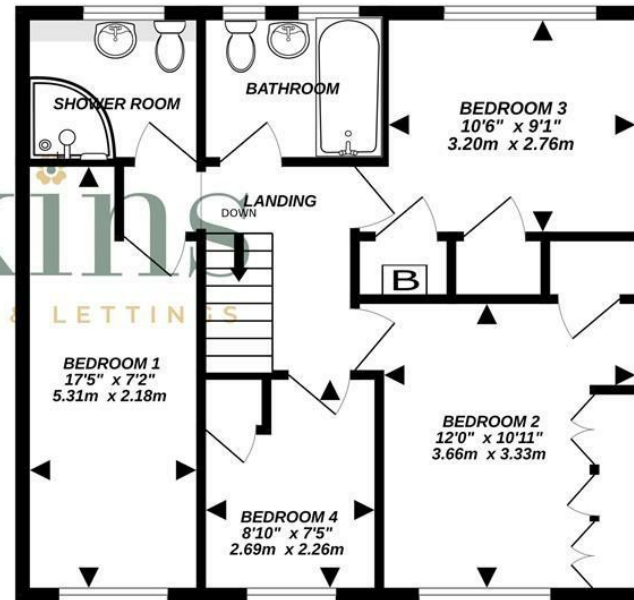




GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1250sq.ft. (116.1 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.

Made with Metropix ©2023



Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

