



Windmill Road, Royal Wootton Bassett, SN4 8FD

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PROPERTY SALES & LETTINGS



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- 3 Bedroom Detached
- Spacious Lounge
- Mature Rear garden
- Completed Onward Chain
- 'Wren' Kitchen with Bosch Appliances
- Master Bedroom with En-Suite
- Garage + Off Road Parking

20 Windmill Road Royal Wootton Bassett, SN4 8FD

£375,000

A desirable and charming three-bedroom detached home, built by Messrs Wainhomes, offering stylish and modern living throughout. The beautifully presented interior includes an entrance hall with cloakroom, a dual-aspect lounge, providing a bright and airy space to relax, while the spacious kitchen/diner has been thoughtfully updated with high-quality 'Wren' units, sleek quartz worktops, and premium integrated Bosch appliances with French doors to the rear.

Upstairs, three well-proportioned double bedrooms provide comfortable accommodation, with the principal bedroom boasting a private en-suite and an attractive range of fitted wardrobes. Outside, the mature west-facing rear garden offers a tranquil retreat, perfect for enjoying the afternoon and evening sun with personal door access to the attached garage with an electric roller door and parking apron to the front.

A fantastic opportunity to acquire a well-designed home in a sought-after location. Call Alan Hawkins property Sales on 01793 840222 to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2024/25 = £2412.03
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Management Fee: £153.39 p/a

Gas: Mains

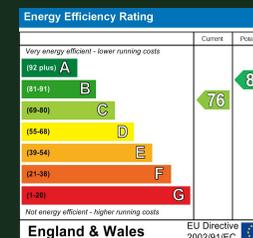
Water & Waste: Mains

Electric: Mains

Internet Speeds: up to 1000mbps (Ofcom)

Flood Risk: Very low (Environment Agency)

Energy Efficiency Rating (England & Wales)











TOTAL FLOOR AREA : 991 sq.ft. (92.1 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.

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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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