



New Road, Royal Wootton Bassett, SN4 7DC

01793 840 222 | alanhawkins.co.uk

alan
hawkins

alan
hawkins
PROPERTY SALES & LETTINGS



- A Rare & Unique Property!!!
- American Style Basement Measuring Over 1000sq ft
- Ground Floor Shower Room
- Versatile Accommodation Throughout
- Solar Panels

- Three Bedroom Detached Family Home
- Impressive Kitchen/Breakfast Room
- South West Facing Rear Garden
- Ample Driveway Parking
- No Onward Chain

alan
hawkins

34 New Road Royal Wootton Bassett, SN4 7DG

£550,000

WOW, what a UNIQUE & IMPRESSIVE property NOT TO BE MISSED!!

This fantastic home offers an AMERICAN STYLE BASEMENT measuring on its own, in excess of 1000 sq ft, providing additional space for multiple purposes with the benefit of double doors to the rear providing perfect storage for your prized possession.

The versatile three/four bedroom home itself internally comprises a front entrance porch and spacious entrance hallway with stairs to the first floor landing & door to a staircase leading down to the basement. There is a ground floor shower room, separate dining room, 22ft living room with a large picture window looking onto the rear garden and wood burning stove, steps from the living room & dining room lead down to a further two reception rooms perfect for a home gym/hobbies room or additional bedroom.

This home offers a modern, bright and airy open plan kitchen/breakfast room complete with central island, wine chiller and range oven. Steps from the kitchen

lead to a beautiful sun room benefiting large sliding patio doors fitted with remote control security shutters, opening onto the rear terrace and garden. A further two rooms lead off the kitchen ideal for a home office space and laundry room.

Upstairs to the first floor are two generous double bedrooms and one single all with fitted wardrobes and a four piece family bathroom.

Outside to the front is an enclosed driveway providing parking for several vehicles with side gated access to the rear garden where the driveway continues leading to the double doors of the basement.

The sunny rear garden enjoys a south westerly aspect, is non-overlooked and mainly laid to grass.

Further benefits include uPVC double glazing and gas radiator central heating.

All in all, a fantastic opportunity on offer.



Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2023/24 = £2412.03

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

Please note that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.

Tenure

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

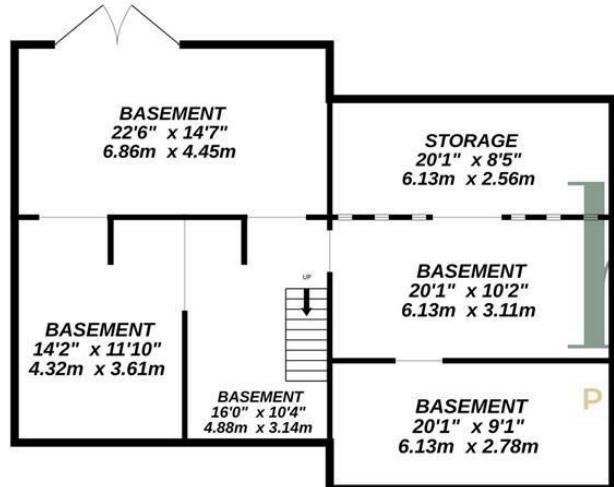
Energy Efficiency Rating (England & Wales)



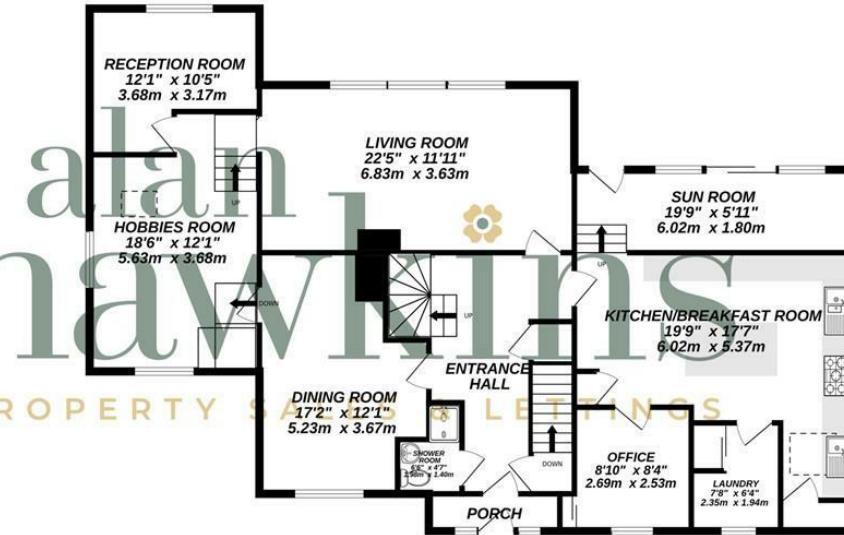




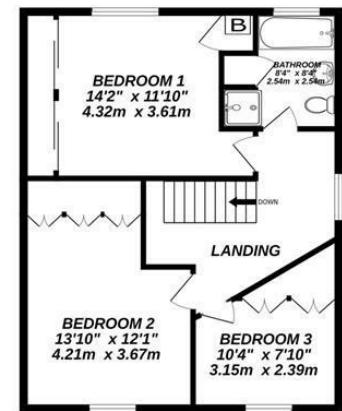
BASEMENT
1189 sq.ft. (110.4 sq.m.) approx.



GROUND FLOOR
1487 sq.ft. (138.1 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



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.

TOTAL FLOOR AREA : 3307 sq.ft. (307.2 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 ©2024



alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

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

