



alan
hawkins

Dianmer Close, Hook, SN4 8EB

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



alan
howling

- Three Bedroom Detached Bungalow
- Stunning 25ft Kitchen/Diner/Family Room
- Utility Room
- Attached Garage
- Gas Central Heating
- Over 1700sq ft of Versatile Accommodation
- Three Reception Rooms
- Out Buildings
- Large Gated Driveway
- Mains Drainage

20 Dianmer Close Hook, SN4 8EB

£575,000

An individually designed and spacious three double bedroom EXTENDED DETACHED bungalow pleasantly positioned in a private cul-de-sac location within the hamlet of Hook, c1 mile north of Royal Wootton Bassett and providing easy access to Swindon and J16 of the M4.

Occupying a generous plot, (0.2 acre) with ample parking to the front via a gated driveway and an impressive private garden to the rear, this well appointed property is very deceiving in size and offers over 1700 sq ft (inc garage) of accommodation and must be viewed!

The versatile accommodation comprises a lengthy entrance hallway, a generous living room, two large double bedrooms to the front, bathroom with separate shower, office/study, a separate dining room with opening through to a stunning 28ft kitchen/diner/family room

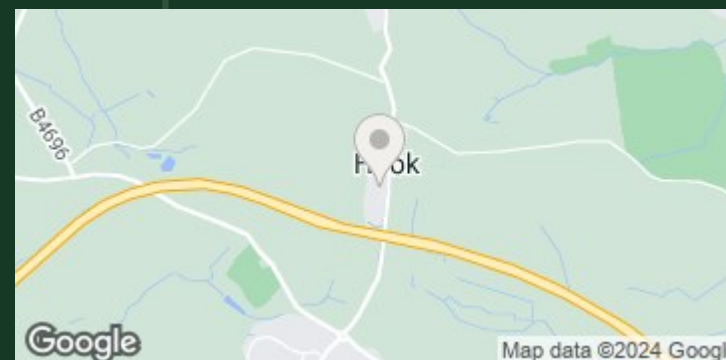
enjoying bi-folding doors to the rear & breakfast bar, utility room and bedroom three with en-suite shower room to the rear.

Attached is a garage/workshop with an up & over door to the front including two large quality timber sheds/workshops in the rear garden.

Outside are mature generous gardens front and rear with the rear garden backing onto farmland/paddock and is fully enclosed. The front garden is secured with double gates to a large driveway providing parking for ample vehicles, access to the attached garage and side gated access to the rear.

Further attributes includes mains drainage and mains gas radiator central heating.

For more information or to arrange a viewing call Alan Hawkins Property Sales today on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2023/24 = £2,800.00
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

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







alan
hawkins
PROPERTY SALES & LETTINGS



alan
hawkins
PROPERTY SALES & LETTINGS

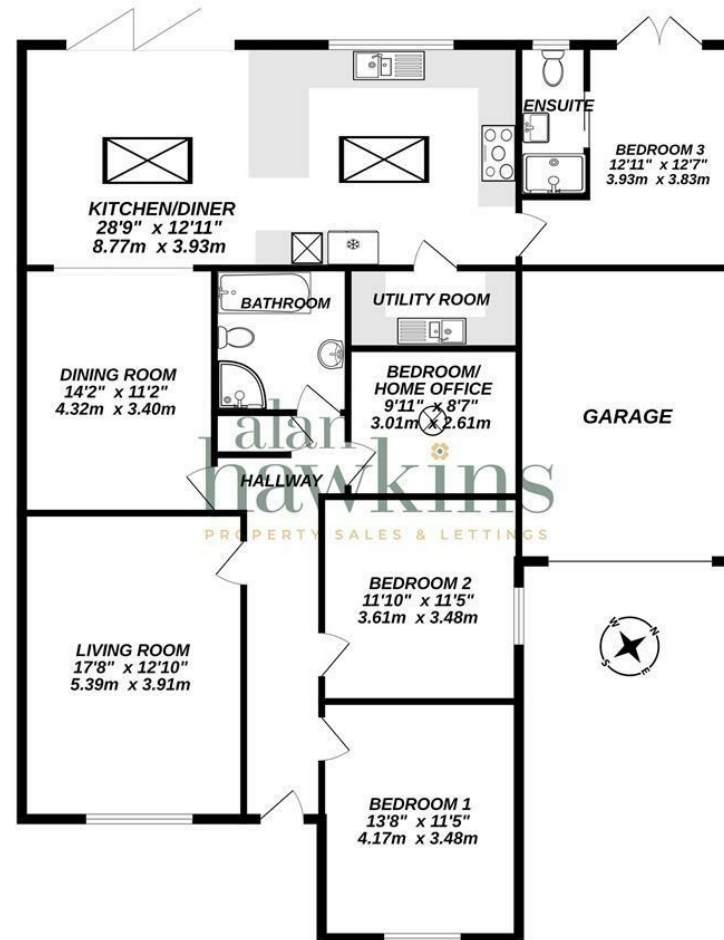


alan
hawkins
PROPERTY SALES & LETTINGS



alan
hawkins
PROPERTY SALES & LETTINGS

GROUND FLOOR
1741 sq.ft. (161.7 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 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

