



alan  
hawkins  
PROPERTY SALES & LETTINGS

Salt Spring Drive, Royal Wootton Bassett, SN4 7SD

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

alan  
hawkins  
PROPERTY SALES & LETTINGS



- Executive 4 Bedroom Detached
- c30ft Kitchen/Diner
- Beautifully Presented Throughout
- Utility Room & Cloakroom
- Double Garage + Double Driveway

- Sun Lounge Extension
- Office/Study/Playroom
- PRIME Cul-De-Sac Location
- c80ft Rear Garden
- Viewing HIGHLY Recommended



# 24 Salt Spring Drive Royal Wootton Bassett, SN4 7SD

**Offers in excess of £600,000**

A wonderful opportunity to purchase this EXTENDED & beautifully presented EXECUTIVE four DOUBLE BEDROOM detached family home with DOUBLE GARAGE, ideally situated within this desirable prime Cul-De-Sac Location on the fringes of Royal Wootton Bassett.

The impressive accommodation internally provides an entrance hallway with stairs to the first floor landing, generous living room with feature cast iron stove, a stunning 30ft open plan kitchen/diner family room complete with breakfast bar, Quartz worktops, integral appliances and ample amount of storage, a garden room with new roof fitted in c2020 and a separate utility room and cloakroom. To complete the ground floor there is a second reception room perfect as a home office space, study or play room.

The first floor has been cleverly adapted to create

four generous double with bedroom one having fitted wardrobes and en-suite shower room, landing with airing cupboard and a family bathroom.

Outside and to the rear is a private, fully enclosed garden complete with patio area, garden laid to lawn with flower bed surround, play area to the rear, side gated access to the front and a personal door into the attached double garage.

The front garden is also laid to lawn with block paved pathway leading to the front door with undercover canopy as well as double width driveway providing parking for at least two vehicles which could be extended to allow for more.

Viewing of this stunning home is highly recommended so don't delay, call Alan Hawkins Property Sales today.



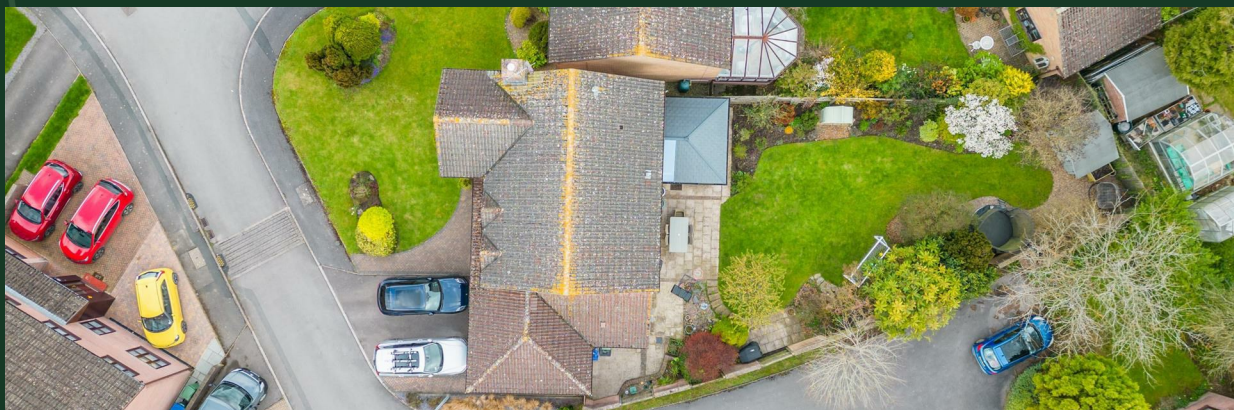
## Viewings

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

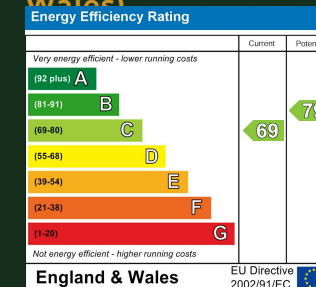
**Council Tax: Wiltshire Council**

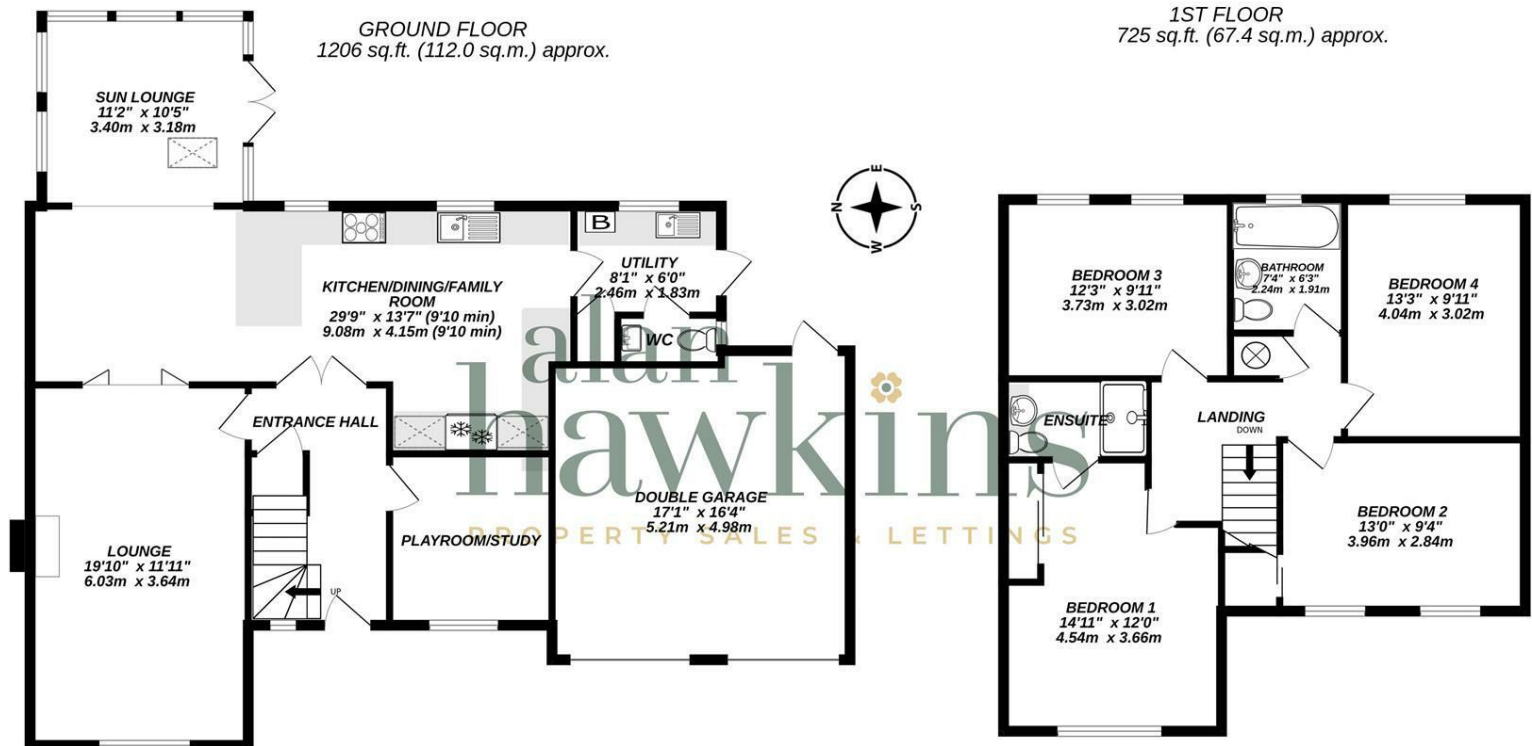
**Tax Band F For information on tax banding and rates, please call Wiltshire Council**

## Management Fee



## Energy Efficiency Rating (England & Wales)





INC GARAGE

TOTAL FLOOR AREA: 1931 sq.ft. (179.4 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