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Boundary Close, Bradenstoke, SN15 4JZ

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PROPERTY SALES & LETTINGS



- A Very Impressive Family Home
- Two Driveways Providing Ample Parking
- Utility Room & Laundry Room
- Two Modern En-Suite Shower/Bathrooms
- Lovely Private Rear Garden

- Five Double Bedrooms
- Stunning Kitchen/Diner/Family Room
- Good Size Office/Study
- Modern Family Shower Room
- Viewings Highly Recommended

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PROPERTY SALES & LETTINGS

12 Boundary Close Bradenstoke, SN15 4JZ

Offers in excess of

A VERY IMPRESSIVE, beautifully presented and generously EXTENDED five DOUBLE BEDROOM link DETACHED family home measuring over 2500sq ft situated in a quiet cul-de-sac location within the North Wiltshire village of Bradenstoke.

Internally, this spacious accommodation is very well proportioned and comprises a large storm porch, entrance hall and cloakroom, a laundry room, home office/study, a 23ft dual aspect living room with double oak doors to the stunning and spacious 'L' shaped kitchen/diner/family room complete with underfloor heating, integrated dish washer, 5 ring hob with double oven/pizza oven under, breakfast bar, pitched roof with Velux windows and French doors opening onto the rear patio. From the kitchen, a door leads through to spacious utility/boot room and store room with up and over door to the front.

The first floor incorporates five good size double bedrooms, two of which with modern en-suite shower/bathrooms in addition to a modern family shower room. Outside and to the front is a garden laid to lawn with TWO TANDEM DRIVEWAYS leading to the garage & store room whilst to the rear is a low maintenance private garden laid to artificial grass and a generous raised patio seating area with a low level surrounding wall.

Further attributes include uPVC double glazing and oil fired central heating.

A truly exceptional home that must be viewed. Contact Alan Hawkins Property Sales today to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band F For year 2024/25 = £3179.73

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

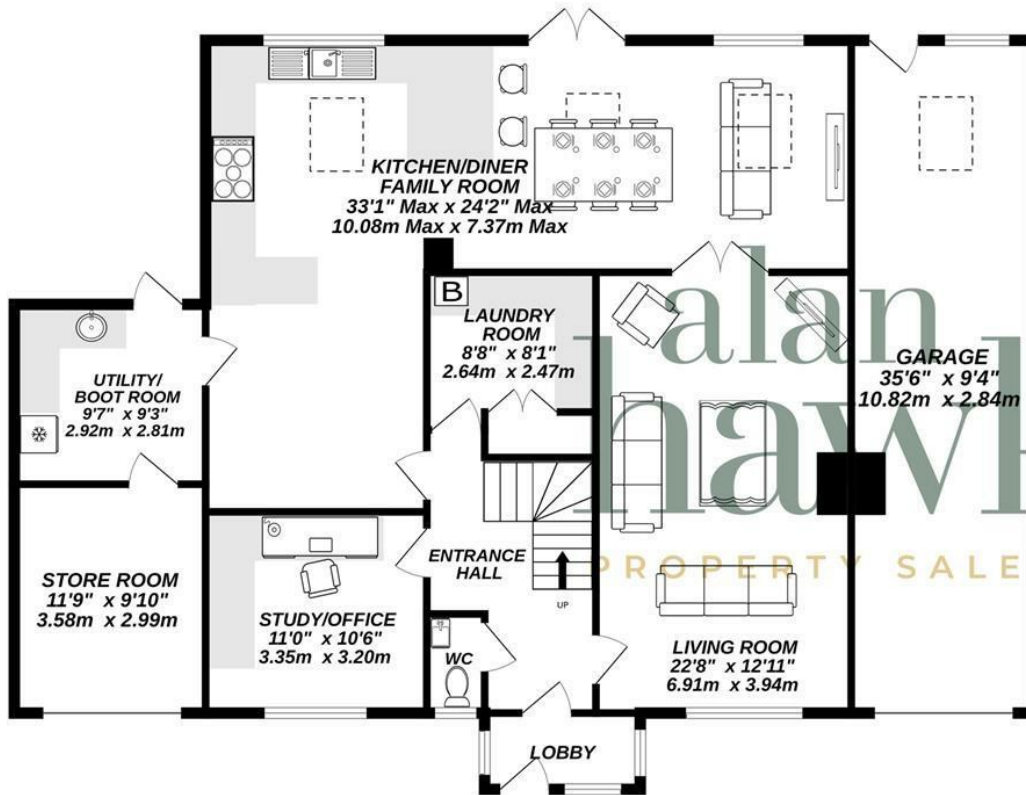
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



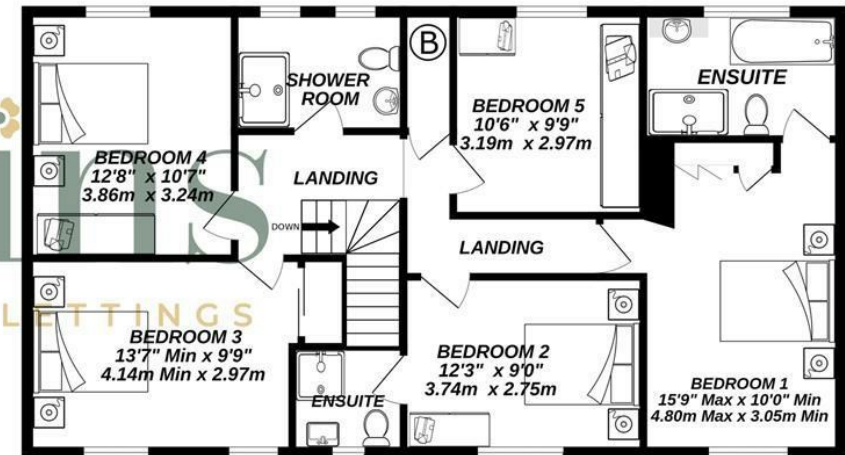




GROUND FLOOR
1688 sq.ft. (156.8 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2626 sq.ft. (244.0 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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