



alan  
hawkins

Windmill Road, Royal Wootton Bassett, SN4 8FD

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

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PROPERTY SALES & LETTINGS





- 4 Bedroom Detached House
- Rare 'Fleming' Design
- Utility Area
- Generous Plot
- Double Width Driveway

- 2011 Constructed
- Generous Kitchen/Diner
- Spacious Lounge
- Semi-Converted Garage to Games Room.
- Must Be Viewed!

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# 12 Windmill Road Royal Wootton Bassett, SN4 8FD

£500,000

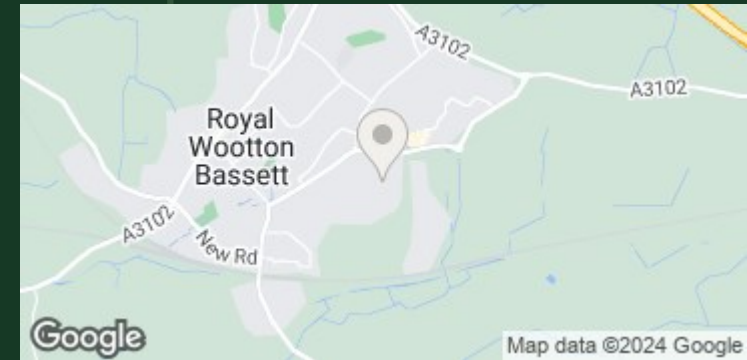
Welcome to this rare 4 bedroom detached house located on Windmill Road in the historic and picturesque market town of Royal Wootton Bassett. This property built to the 'Fleming' design, is we believe only 4 of 5 on the development and boasts a useful entrance porch, spacious hallway with cloakroom, storage and a very generous reception room, perfect for entertaining guests or relaxing with the family and glazed double doors to the kitchen/dining room equipped with a range of units and a separate utility area. With four generous bedrooms and two bathrooms to the first floor, there is ample space for the whole family to enjoy.

Attached is very generous DOUBLE GARAGE which has been partially converted in to a fabulous GAMES ROOM/MAN CAVE to entertain and relax, or if you prefer, can be very easily converted back to function as a garage with minimal fuss.

To the rear is a well proportioned garden laid to patio with pergola, garden laid to lawn and an artificial grassed enclosed play area. Outside to the front is a garden and double

width driveway which offers off road parking for two vehicles. Whether you're looking for a peaceful retreat or a place to host gatherings, this house on Windmill Road has it all.

Don't miss the opportunity to make this house your home in the lovely Royal Wootton Bassett. Contact us today on 01793 840222 to arrange a viewing and experience the charm of this delightful property for yourself.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band E For year 2024/25 = £2948.03  
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

Electric: Mains

Water: Mains

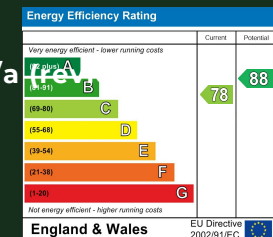
Drainage: Mains

Risk of Flood: None (Environment Agency)

Internet Speed: Up to 1000 mbps (Ofcom)

Management Fees: £114 p/a (annually)

Energy Efficiency Rating (England & Wales)













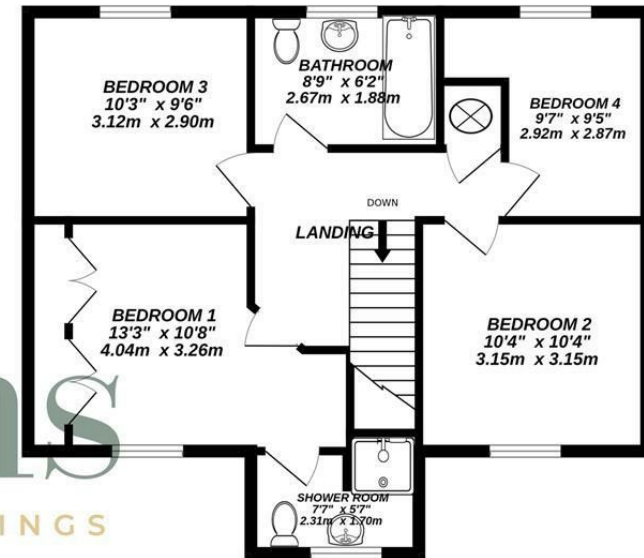




GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



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1265 SQ.FT EXC GARAGE

TOTAL FLOOR AREA : 1543 sq.ft. (143.4 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.  
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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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