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**Bardsey Close, Royal Wootton Bassett, SN4 8NA**

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- Four Bedroom Detached House
- Kitchen/Diner
- Integral Garage
- Enclosed Rear Garden

- Extended Living Room & Entrance Porch
- Utility Room & WC
- Generous Bedroom One
- Block Paved Driveway

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# 23 Bardsey Close Royal Wootton Bassett, SN4 8NA

£425,000

A beautifully presented EXTENDED, four bedroom DETACHED family home situated in a cul-de-sac location on the popular and established development of Woodshaw in Royal Wootton Bassett.

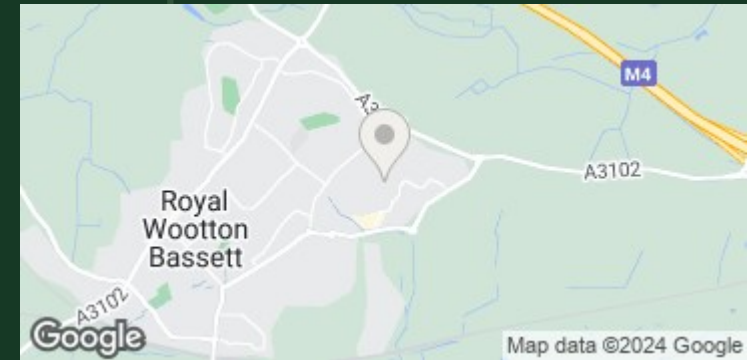
Originally constructed in the Mid 1980's by McLean Homes, this delightful family house comprises an extended entrance porch leading into an entrance hallway with stairs to the first floor landing, extended living room with feature fireplace, a beautiful open plan kitchen/dining room, utility room with WC and an integral garage. The first floor offers four good size bedrooms and a family bathroom with shower over bath.

To the rear via side gated access is an enclosed garden laid to lawn with a large patio seating area enclosed by mature shrubs and trees making the the garden relatively private.

To the front is a large block paved driveway providing parking for at least three vehicles.

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

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band D For year 2024/25 = £2412.03  
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold

**Drainage: Mains**

**Mains Gas**

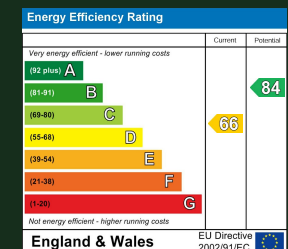
**Flood risk: None**

**(Environment Agency)**

**Internet Speeds: 1000**

**mbps**

**Energy Efficiency Rating (England & Wales)**









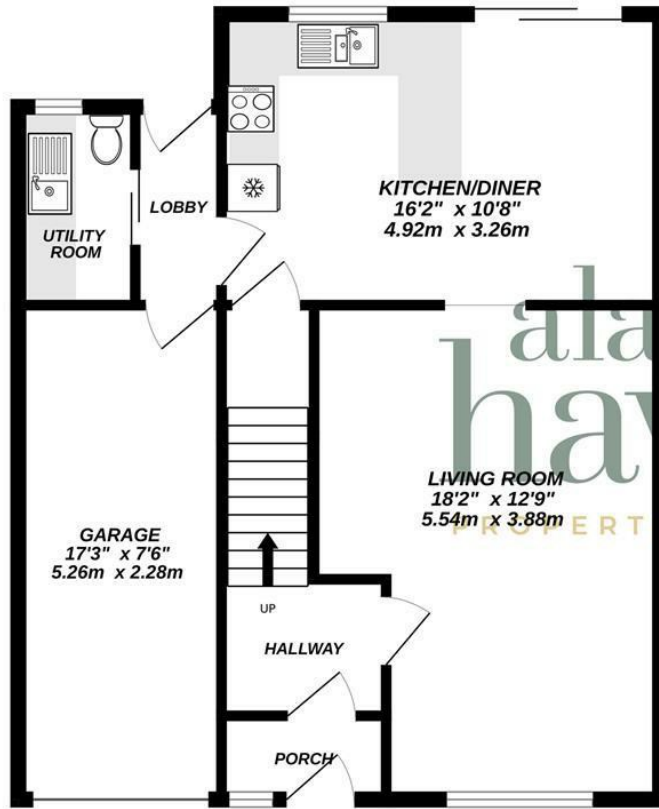




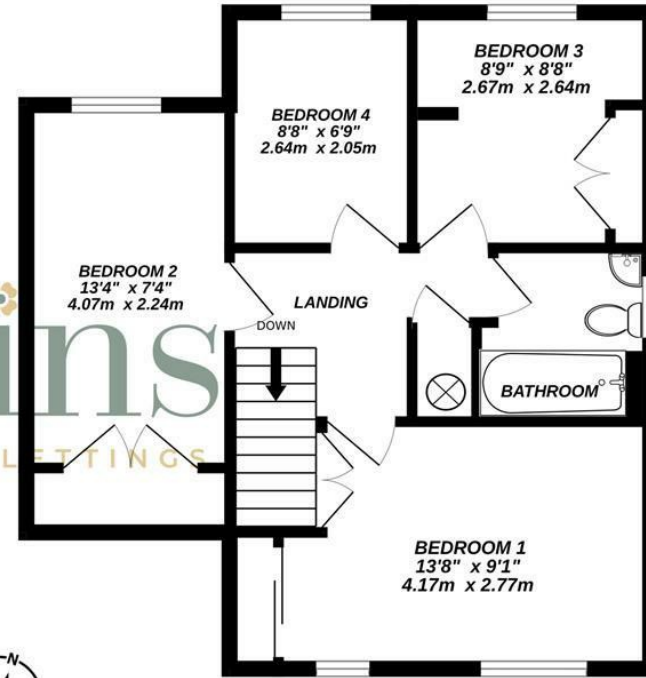




GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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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