



alan
hawkins

alan
hawkins
PROPERTY SALES & LETTINGS

Englefield, Royal Wootton Bassett, SN4 8BZ

01793 840 222 | alanhawkins.co.uk



- Three Double Bedroom Detached Home
- Open Plan Kitchen/Diner
- Ground Floor Shower Room
- Fitted Wardrobes
- South Facing Fully Enclosed Rear Garden
- Immaculate Throughout
- Utility Room
- Modern Fixtures & Fittings
- Fully Kitted Home Office / Garden Room
- Early Viewings Essential

alan
hawkins

PROPERTY SALES & LETTINGS

3 Englefield Royal Wootton Bassett, SN4 8BZ

£445,000

An immaculate and move in ready, three double bedroom detached home With a fantastic, fully equipped home office/garden room situated within a small favourable cul-de-sac location within the popular town of Royal Wootton Bassett.

This popular style of home has been beautifully and tastefully renovated in recent years and offers a welcoming entrance hallway with built in under-stairs storage for coats and shoes, a separate utility room with additional downstairs shower room, living room to the rear with a feature inset wood burning stove and opening into a kitchen/diner fitted with bi-folding doors stepping out into the rear garden. Completing the downstairs layout is a lovely shaker style kitchen under an oak block work top with integral dishwasher, microwave, wine chiller, mid height oven, induction hob and a personal door to the side.

The first floor enjoys three generous double bedrooms two of which with fitted wardrobes and a stunning bathroom suite comprising a roll top bath and separate shower cubicle.

Outside to the front is a block paved driveway providing parking for at least 2 vehicles side by side with gated access through to the rear. There is an up and over garage door providing access for storage.

This home enjoys a beautifully landscaped, fully enclosed and non-overlooked south west facing garden measuring 40ft wide by 65ft long. The garden is mainly laid to lawn with a generous patio area and as previously mentioned a 18ft home office/garden room complete with two divided, fully insulated, plastered and decorated rooms fitted with power and lighting.

Further benefits of this home include uPVC double glazing, mains gas radiator central heating, full fibre broadband with speeds of up to 1000Mbps (ofcom) mains water and mains drainage.

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 E For year 2024/25 = £2948.03
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

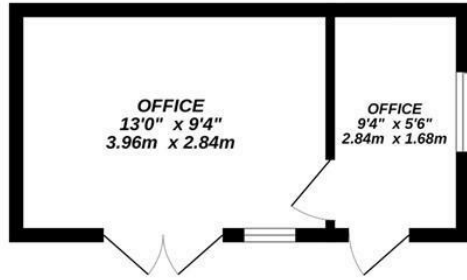
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



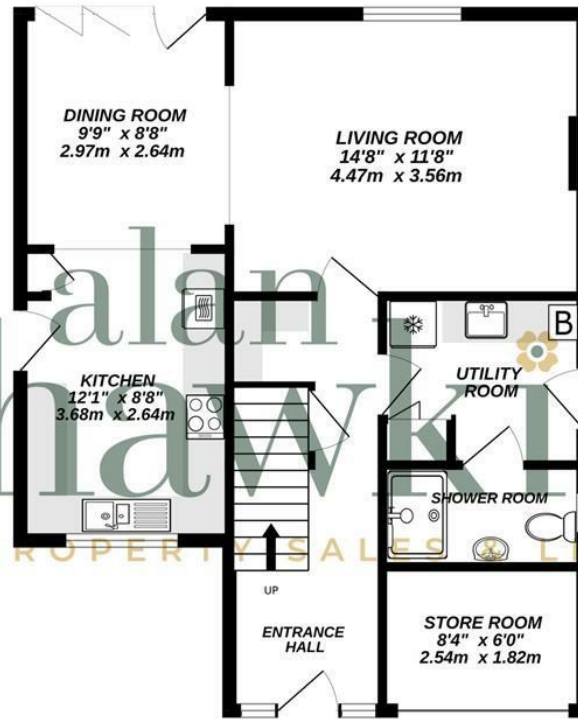




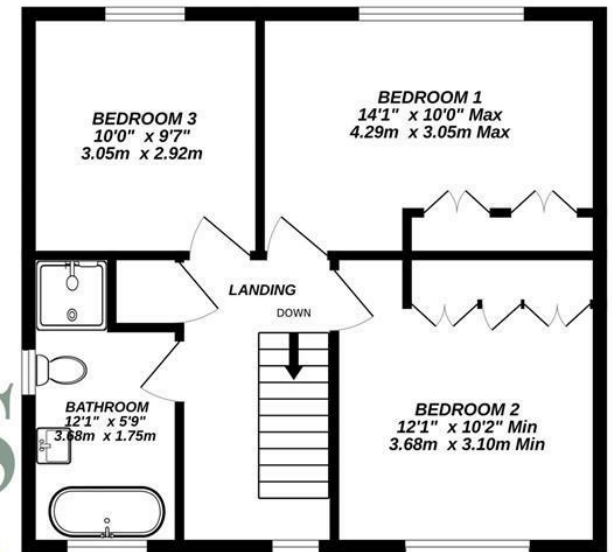
GARDEN ROOM
173 sq.ft. (16.0 sq.m.) approx.



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1133 SQ FT EXCLUDING OFFICE

TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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.

Made with Metropix ©2024

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

