



alan  
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Station Road, Royal Wootton Bassett, SN4 7EE

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

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PROPERTY SALES & LETTINGS





- Individual Design
- Conservatory
- Dual Aspect Lounge
- Triple Glazed Double Glazing
- Gated Private Driveway
- 4 Bedroom Detached
- Spacious Kitchen/Diner
- Master Bedroom with En-suite
- Gas Central Heating
- No Onward Chain

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PROPERTY SALES & LETTINGS

# 14 Station Road Royal Wootton Bassett, SN4 7EE

£485,000

Presenting a thoughtfully and individually designed 4-bedroom DETACHED home situated in a non-estate location being within a short walk to the towns high street in the popular and historic market town of Royal Wootton Bassett, combining modern features with comfortable family living.

This property, accessed via a secure gated driveway offers a generous entrance hallway with downstairs cloakroom, a spacious kitchen/dining room ideal for family gatherings leading into a delightful and versatile conservatory offering an alternative seating area to the triple aspect 18ft lounge.

The first floor offers a spacious landing, a primary bedroom with fitted wardrobes and an en-suite shower room, a further three bedrooms and a family bathroom.

Outside and to the rear is a manageable, fully enclosed and secure garden with convenient access from both the living room and conservatory.

With a detached garage suitable for storage or a potential workshop, this property is well-equipped for both practicality and comfort.

As a purpose-built home still within warranty, it promises quality and reassurance for years to come.

Offered with No onward chain, call Alan Hawkins Property Sales to arrange a viewing.



## 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

## Tenure

Freehold

## Management Fee: None

Gas: Mains

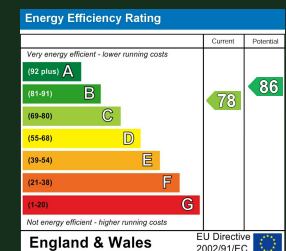
Electric: mains

Water and Waste: Mains

Internet Speeds: tbc

Flood Risk: None (Environmental Agency)

## Energy Efficiency Rating (England & Wales)













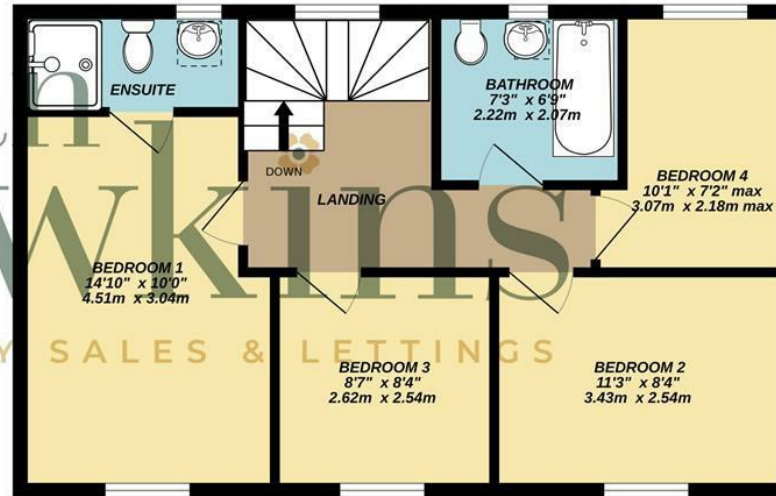




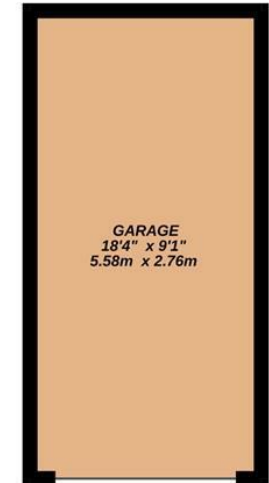
GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



GARAGE  
166 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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