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PROPERTY SALES & LETTINGS

Vale View, Royal Wootton Bassett, SN4 7BY

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- Extended Family Home
- Four Double Bedrooms
- Generous Rear Garden
- Modern Kitchen/Breakfast Room
- En-Suite Shower Room

- Short Walk From High Street
- Garden Room/Home Office
- Three Reception Rooms
- Utility Room & WC
- Viewings Recommended

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PROPERTY SALES & LETTINGS

23 Vale View

Royal Wootton Bassett, SN4 7BY

£435,000

A must see FOUR DOUBLE BEDROOM semi detached EXTENDED family home offering over 1500sq ft of accommodation, ideally located within a short walk of Royal Wootton Bassett's high street.

This spacious family home benefits from an entrance hallway, separate dining room, dual aspect living room with 'multi fuel' cast iron stove and French doors to the rear garden, a recently replaced kitchen with breakfast bar, separate utility room and a WC. A door from the kitchen leads to a rear lobby and a third reception ideal for a home office space or family room.

The first floor benefits four good size double bedrooms with en-suite shower room to bedroom one as well as large family bathroom complete with double width shower cubicle and Jacuzzi bath.

To the front is a garden laid to lawn with a tandem driveway to the side providing parking for two to three vehicles and side gated access to a good size, fully enclosed rear garden with a private and covered patio area from the living room. To the rear of the garden is a stunning garden room complete with power & lighting also ideal as a home office space or perfect to enjoy entertaining guests.

Further benefits include uPVC double glazing, gas radiator central heating, mains water & drainage, mains electric and full fibre broadband with available download speeds of up to 1600* Mbps.

Viewings are highly recommended! To arrange a viewing, contact sole agents, Alan Hawkins Property Sales today.



Viewings

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

Council Tax: Wiltshire Council

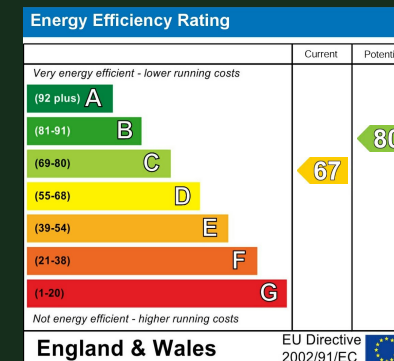
Tax Band D For year 2024/25 = £2412.03

For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)





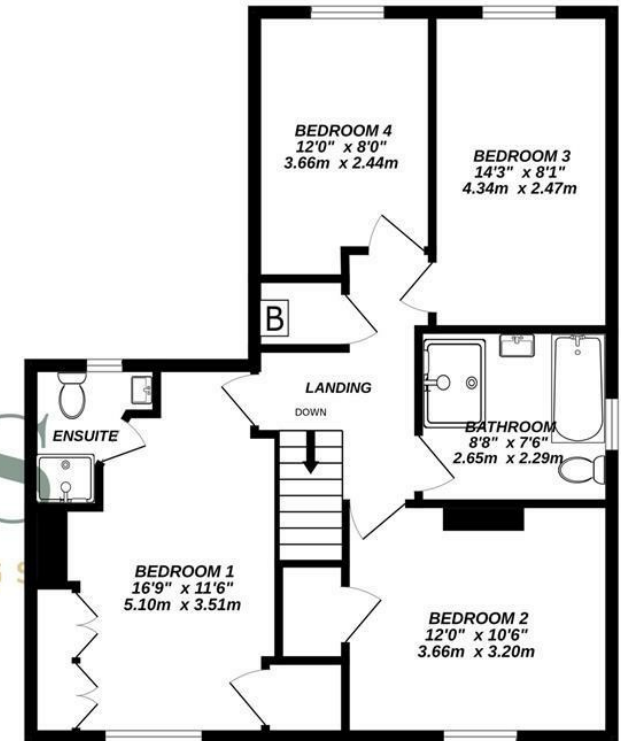
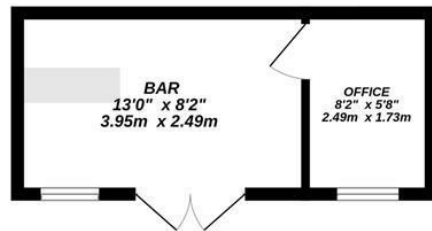




GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.

GARDEN ROOM
152 sq.ft. (14.1 sq.m.) approx.



1353 EXCLUDING GARDEN ROOM

TOTAL FLOOR AREA : 1505 sq.ft. (139.9 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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