



Lime Kiln, Royal Wootton Bassett, SN4 7HF

01793 840 222 | alanhawkins.co.uk

alan
hawkins

alan
hawkins
PROPERTY SALES & LETTINGS



- 4 Bedroom Semi Detached
- Discreetly tucked into head of cul-de-sac
- Cloakroom
- Attractive and Modern Shower Room
- Character Property

- Extended
- Mature Garden
- 3 Receptions
- Off Parking
- Viewing Highly Recommended

Tamarind Lime Kiln

Royal Wootton Bassett, SN4 7HF

£325,000

Tucked away in a quiet corner of a cul-de-sac in Royal Wootton Bassett, this extended four-bedroom semi-detached home offers generous living space. Ideally positioned for easy access to local schools and the vibrant High Street, this property is perfect for families or those looking for a well-connected location.

Stepping inside, a side porch leads into a versatile family/reception room with cloakroom, offering additional living space to suit a variety of needs. From here, an inner hallway connects to a well-equipped kitchen and a spacious lounge/dining room, ideal for entertaining or unwinding. Upstairs, four well-proportioned bedrooms are accompanied by an attractively fitted shower room.

Additional benefits include gas central heating powered by a modern Worcester Bosch combination boiler and uPVC double glazing throughout. Outside, the enclosed front garden and driveway provide a welcoming approach, while the sizeable, mature rear garden offers a private outdoor retreat.

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 C For year 2024/25 = £2144.02

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: Not Applicable

Gas: Mains

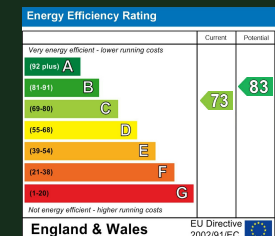
Electric: Mains

Water & Waste: Mains

Flood Risk: None

Internet Speeds:

Energy Efficiency Rating (England & Wales)





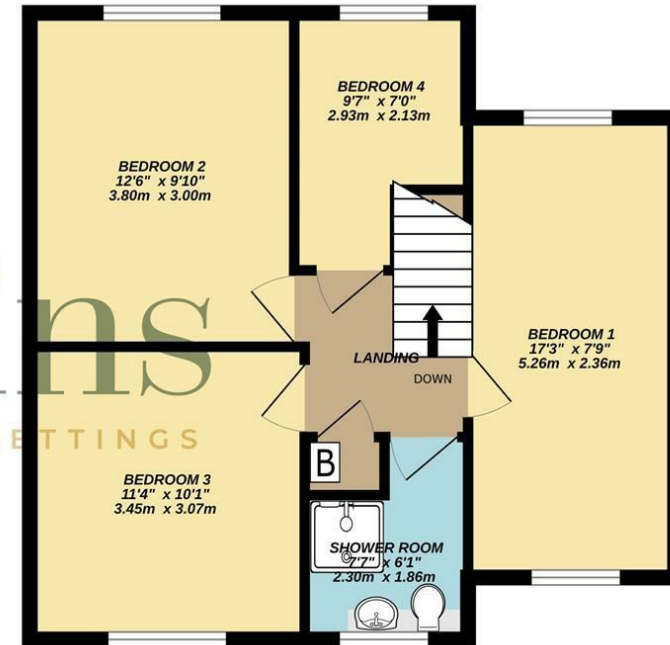




GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.2 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.

Made with Metropix ©2025

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

