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Saffron Close, Royal Wootton Bassett, SN4 7JB

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PROPERTY SALES & LETTINGS



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- Link Detached House
- Large Conservatory
- Backing Onto Lakes & Park
- Professionally landscaped garden
- uPVC Double Glazing
- Three Bedrooms
- Well Appointed
- Edge Of Town Location
- Attached Garage with electric Roller Door.
- Gas Radiator Central Heating

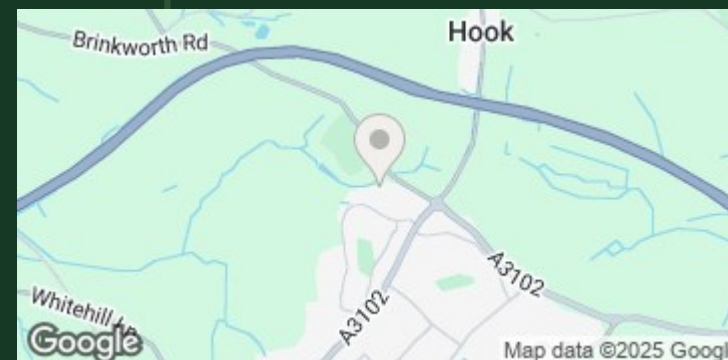
46 Saffron Close

Royal Wootton Bassett, SN4 7JB

£369,950

A very well appointed and recently modernised three bedroom link detached 'McLean' constructed house positioned arguably in one of the best positions within the 'Green Park' development in the delightful town of Wootton Bassett. This particular property offers a double width block paved driveway to the front and to the rear, a beautifully and professionally designed garden densely populated with an abundance of shrubs and plants with a garden laid to lawn which also backs immediately onto 'Jubilee Lake' woodlands and park. Internally the accommodation is well proportioned and very well presented which includes a generous lounge/diner, a delightful and very spacious conservatory, a newly kitchen (2022) with an adjoining breakfast room with door access to the attached garage with an electric roller door. To the first floor are three bedrooms, two of which have built-in wardrobes, and a family bathroom. Further attributes include gas radiator central heating via a combination boiler and uPVC double glazing. All-in-all, a

beautiful home of show room standards ready to move in!
To arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222.



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

Services:

Electric: Mains

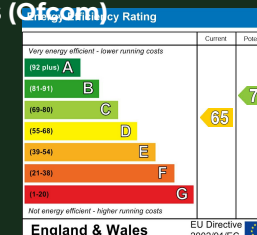
Gas: Mains

Water & Waste: Mains

Risk of Flood: Very Low (Environmental Agency)

Internet Speed: Up to 1000 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)

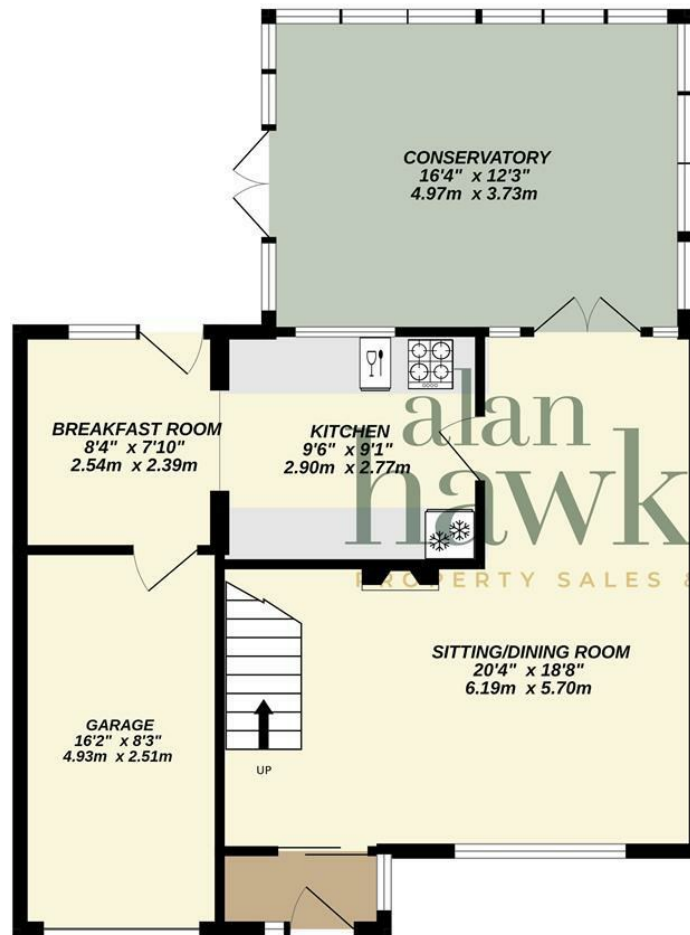




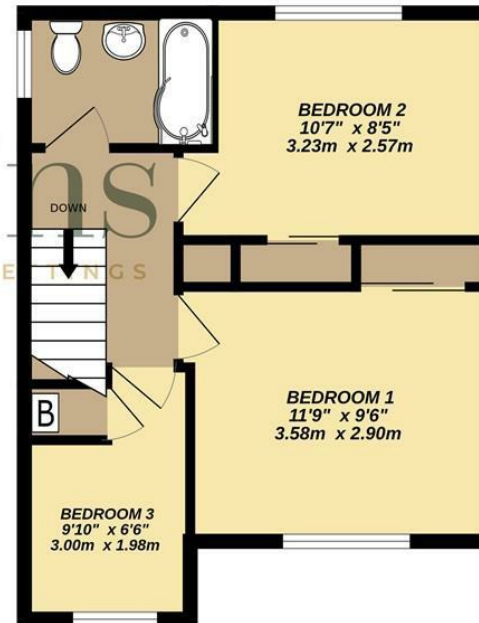




GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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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