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**Ravens Walk, Royal Wootton Bassett, SN4 8NT**

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PROPERTY SALES & LETTINGS



- Three Bedroom Semi Detached
- Modern Refitted Kitchen & Utility Room
- Living Room & Diner
- Modern Bathroom
- Tastefully Presented Throughout

- Desirable Location
- Downstairs WC
- Modern En-Suite Shower Room
- Beautifully Landscaped Rear Garden
- Early Viewings Essential

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## 2 Ravens Walk Royal Wootton Bassett, SN4 8NT

£350,000

This exceptionally well-presented and thoughtfully updated semi-detached family home, built by 'Bryant Homes' to the sought-after Rowan design, is ideally situated in a quiet cul-de-sac within the established and popular Woodshaw development in Royal Wootton Bassett.

The property has been thoughtfully enhanced, including a high quality garage conversion that now provides a spacious and practical layout. A newly installed kitchen and utility room offer a sleek and functional space offering plenty of storage ideal for modern living.

The ground floor accommodation comprises an entrance hall with stairs to the first floor, a generous 22ft dual aspect living room complimented by a bay windowed dining area, utility room with downstairs cloakroom, and the

newly fitted kitchen complete with fitted mid height oven, 5 ring hob, wine and beer chillers.

Upstairs features three well-proportioned bedrooms and a modern family bathroom, with the main bedroom enjoying fitted wardrobes and stylish en-suite shower room.

Additional highlights include uPVC double glazing, gas central heating, block paved driveway parking to the front, and a beautifully landscaped, two-tiered rear garden with a large patio seating area and gated side access.

This attractive and well appointed home is perfect for families or professionals alike. Early viewing is highly recommended to avoid missing out!



### Viewings

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

### Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34

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

### Tenure

Freehold

Gas - Mains

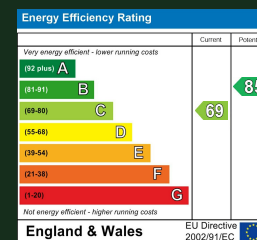
Electric - Mains

Water - Mains

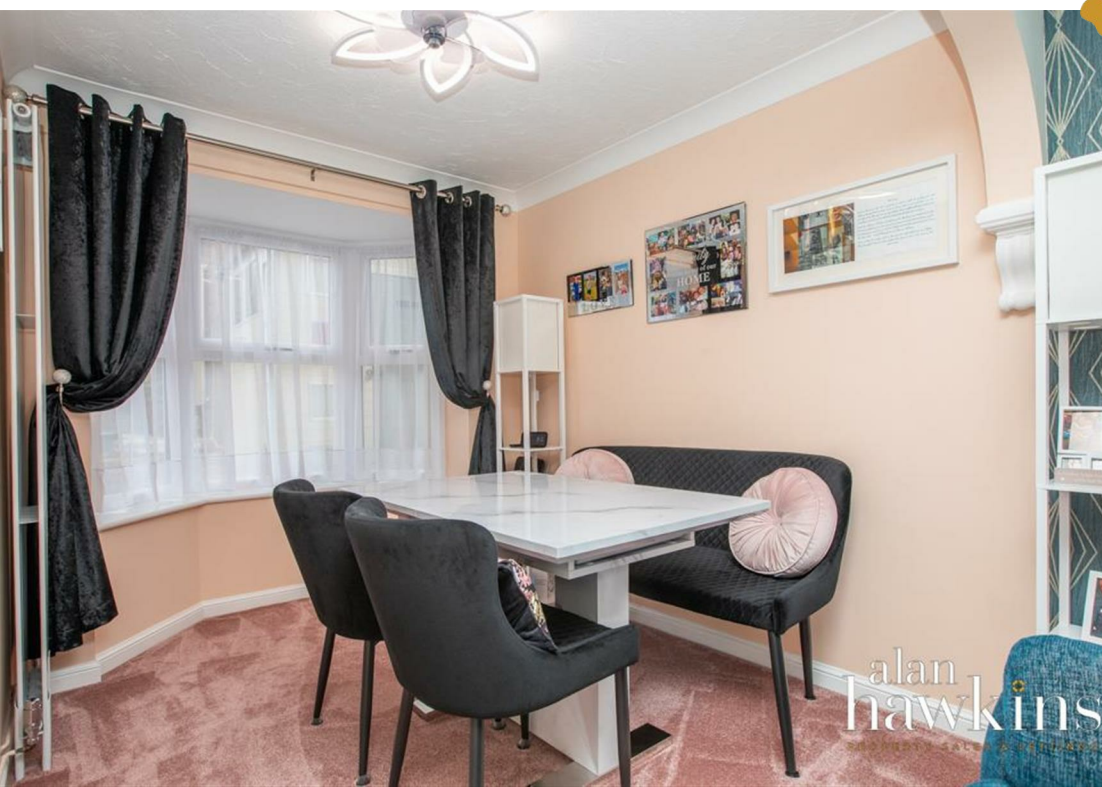
Drainage - Mains

Internet - Up to 1600\* Mbps available  
download speed

### Energy Efficiency Rating (England & Wales)









**GROUND FLOOR**  
446 sq.ft. (41.5 sq.m.) approx.

**1ST FLOOR**  
379 sq.ft. (35.2 sq.m.) approx.



**TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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## Alan Hawkins

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