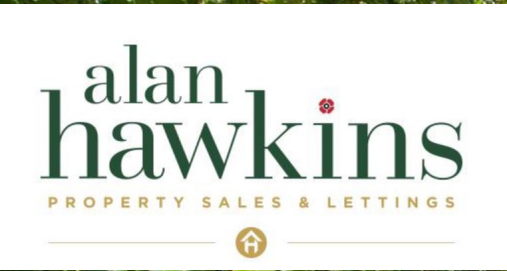


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
 Telephone SALES: 01793 840222 or LETTINGS 01793 855222
 Email: sales@alanhawkkins.co.uk or lettings@alanhawkkins.co.uk



Energy Efficiency Rating	
EU Directive 2002/91/EC	Potential
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Potential
Very environmentally friendly - lower CO ₂ emissions	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
	F (1-20)
Not environmentally friendly - higher CO ₂ emissions	G



Bardsey Close, Royal Wootton Bassett, Swindon, SN4

Bardsey Close, Royal Wootton Bassett, Swindon, SN4 8NA

£335,000

Situated at the head of a cul-de-sac location in the established and popular Woodshaw development in Royal Wootton Bassett is this delightful 1980's constructed 4 bedroom 'McLeans' constructed detached family house with a recent conservatory extension. This particular property comprises a porch/hall extension, an extended lounge with a large feature enclosed gas fireplace, an open and modern kitchen/diner with integrated appliances comprising dishwasher, fridge/freezer and the inclusion of a range oven. To the rear is the addition of a modern (c2015) quality constructed brick based conservatory with glass roof and French doors to the side with a large utility room behind the integral garage and cloakroom. To the first floor are 4 bedrooms, 3 of which are doubles and a family bathroom. The rear garden is a well a proportioned garden laid to lawn with a Westerly aspect and side gated access whilst to the front is a mature frontage with a block paved driveway with room for 3-4 vehicles. Further attributes include gas radiator central heating and uPVC double glazed windows throughout. To view, contact Alan Hawkins Property Sales.

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett. Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.

Council Tax - Wiltshire Council

Tax Band 'D'

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

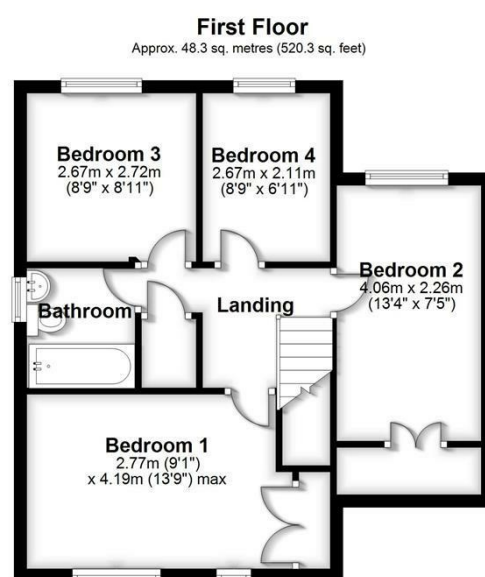
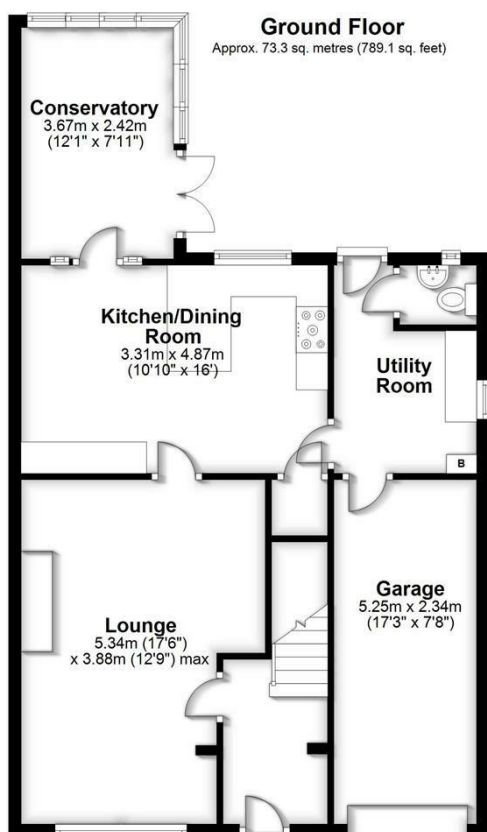
Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Virtual Video Tour

A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.

- 4 Bedroom Detached House
- Head of Cul-de-Sac Location
- Integral garage
- Off Road Parking
- Quality Conservatory (2015)
- Kitchen/Diner
- Utility Room + WC
- West Facing Rear Garden
- Viewing Recommended.



Total area: approx. 121.6 sq. metres (1309.4 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.

Plan produced using PlanUp.

