



**Connells**

Station Road  
Royal Wootton Bassett Swindon



## Property Description

Being sold with NO ONWARD CHAIN! Set in the popular and idyllic Royal Wootton Bassett Swindon. This unique four bedroom detached family home was carefully constructed by the owner. An amazing opportunity to own a beautifully presented, modern home in the heart of Royal Wootton Bassett.

The ground floor accommodation comprises of entrance hall, cloakroom, lounge, kitchen and conservatory. The first floor accommodation comprises of a landing with access to four bedrooms and family bathroom. With the master bedroom benefitting with its own En-suite. The accommodation externally has Driveway parking and garage.

This is within a great location being close to shops, transport links and amenities. A viewing is highly recommended to see what this property has on offer.

## Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Storage cupboard. Doors to the cloakroom, kitchen and lounge. Radiator

## Cloakroom

Obscure double glazed window to the front aspect. Two piece suite comprising of Low Level W/C and wash hand basin with vanity. Heated towel rail

## Lounge

12' 2" x 18' 10" ( 3.71m x 5.74m )

Double glazed window to the front and side aspect. Double glazed French doors to the rear garden. Television point. Telephone point. Under stairs storage cupboard. Two radiators.

## Kitchen

18' 9" x 14' MAX narrowing to 10' 1" ( 5.71m x 4.27m MAX narrowing to 3.07m )

Double glazed window to the front aspect. Double glazed French doors to the conservatory. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. One and a half sink with drainer and mixer tap. Integrated oven, four ring gas hob, cooker hood, washing machine, dishwasher and fridge freezer. Two radiators

## Conservatory

8' 9" x 10' 11" ( 2.67m x 3.33m )

Double glazed window to the rear and side aspect. Double glazed French doors to the rear garden. Radiator

## First Floor Accommodation First Floor Landing

Double glazed window to rear aspect. Loft access.

## Bedroom One

10' x 14' 8" ( 3.05m x 4.47m )

Double glazed window to front aspect. Fitted wardrobes. Television point. Radiator.

## En-Suite

Double glazed sky light window to the rear aspect. Three piece suite comprising of pedestal wash hand basin, Low Level W/C and shower. Fully tiled to all areas. Heated towel rail

## Bedroom Two

8' 5" x 11' 3" ( 2.57m x 3.43m )

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

## Bedroom Three

7' 3" MAX narrowing to 6' 5" x 10' ( 2.21m MAX narrowing to 1.96m x 3.05m )

Double glazed sky light window to the rear aspect. Television point. Telephone point. Radiator.

## Bedroom Four

8' 5" x 8' 9" ( 2.57m x 2.67m )

Double glazed window to the front aspect. Television point. Radiator.

## Bathroom

Double glazed sky light window to the rear aspect. Three piece suite comprising of Low Level W/C, pedestal wash hand basin, paneled bath with mixer tap. Fully tiled to all areas. Heated towel rail.

## External Features

### Front Garden

Fenced boundaries to the front. Mainly block paved driveway. Access to garage. Pedestrian gate.

## Rear Garden

Enclosed rear garden with fenced and walled boundaries. patio from the rear of the house. Mainly laid to lawn. Gate to the front.

## Parking

Driveway parking and garage

## Garage

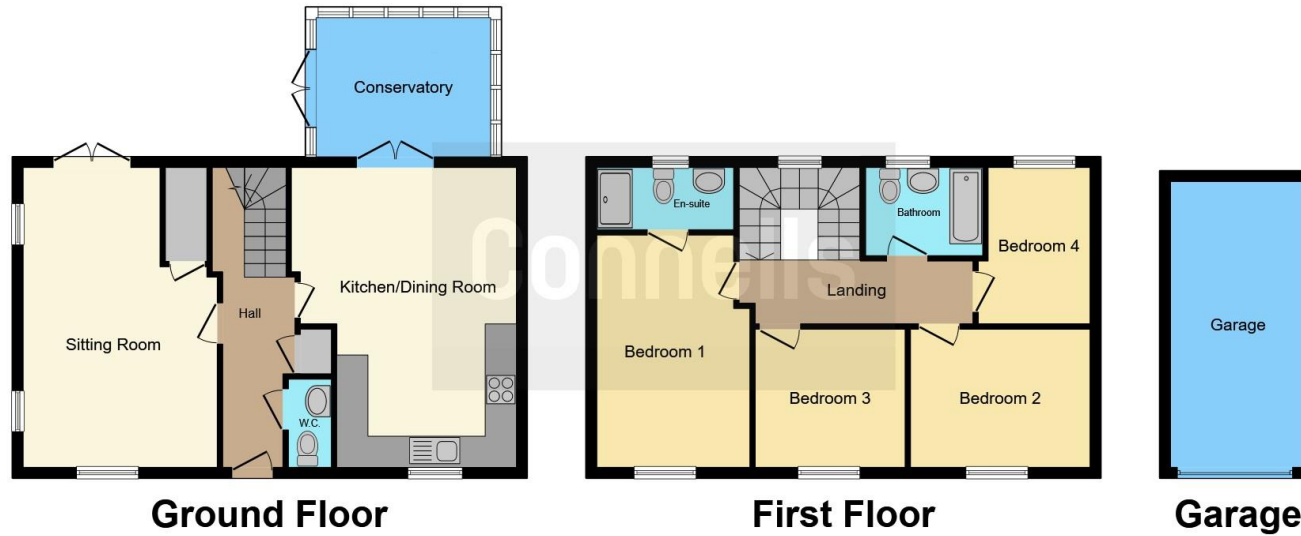
18' x 6' 7" ( 5.49m x 2.01m )

Electric power door. Power and light









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SDN312208](http://connells.co.uk/Property/SDN312208)**

Tenure: Freehold



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