



Connells

Plot 9 Grove Farm Close
Royal Wootton Bassett Swindon

Plot 9 Grove Farm Close Royal Wootton Bassett Swindon SN4 8BN

for sale
£595,000



Property Description

Make the best start to 2024 with a brand new home

As the year draws to a close, it's time to start thinking about your New Year's resolution. And what better way than you finally buy your dream home? Visit us or book an appointment to speak with our expert sales team today!

Royal Wootton Bassett, formerly Wootton Bassett, is a market town and civil parish in Wiltshire. Often referred to by the locals as 'Bassett' this wonderful town was granted the "Royal" prefix in recognition of the role of its town and people played in the repatriation of UK service men and women killed as a result of war. This friendly Wiltshire town offers a weekly market, monthly farmers market and an abundance of places to eat and drink amongst an interesting variety of shops.

Ashford Homes have been crafting beautiful homes in the South West for over 30 years. Quality, service and professionalism are at the core of everything they do. Their thoughtfully designed homes offer generous living spaces and high quality workmanship. The homes are built to the highest standards using skilled and dedicated local teams. The added reassurance of a 10 year structural warranty policy from LABC means your new home is insured against any structural defects for the first 10 years.

Internal Features

Entrance Hall

Double glazed door to the front aspect providing access immediately through to inner hallway. Access through to Cloakroom, Kitchen/Dining Room and Living Room. Stairs rising to the first floor accommodation.

Cloakroom

Two piece suite comprising Low Level WC and Wash hand basin. Tiling to all water sensitive areas*. Extractor fan.*

Living Room

11' 1" x 23' 7" (3.38m x 7.19m)

UPVC Double glazed window to the front aspect. UPVC Double glazed French doors to the rear aspect providing access to rear garden. Television point.

Home Office

11' 1" x 6' 5" (3.38m x 1.96m)

UPVC Double glazed window to the front aspect. Telephone point.*

Kitchen / Dining Room

11' 1" x 16' 9" (3.38m x 5.11m)

UPVC Double glazed french style doors to the rear aspect leading to the rear garden. Beautifully presented kitchen built with a range of base and wall mounted units comprising cupboards and drawers. Breakfast bar style wrap around. Sink and drainer unit inset within work surfaces. Ample storage. Fitted with modern NEFF appliances* inclusive of Induction Hob, Integrated Fridge/Freezer unit and Dishwasher.* Cooker-hood located above Tiling to water sensitive areas*. Access through to Utility Room.

Utility Room

Double glazed door to the rear aspect leading to rear garden. Base units with work surfaces over. Inset sink and drainer unit. Space and plumbing for a washing machine. Space for a tumble drier.

First Floor Accommodation

First Floor Landing

Access through to all bedrooms and family bathroom. Loft access. Airing cupboard.

Bedroom One

11' 3" x 12' 10" (3.43m x 3.91m)

UPVC Double glazed window to front aspect, Access through to en-suite. Fitted Wardrobe.* Television point.

En-suite

UPVC Obscure double glazed window to the front aspect. Fitted with a three piece suite comprising individual double shower unit*, Low Level WC & Wash hand basin. Tiling to water sensitive areas*. Extractor fan*.

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

UPVC Double glazed window to the front aspect.

Bedroom Three

11' 3" x 12' 5" (3.43m x 3.78m)

UPVC Double glazed window to the rear aspect.

Bedroom Four

11' 3" x 10' 4" (3.43m x 3.15m)

UPVC Double glazed window to the rear aspect.

Family Bathroom

UPVC Obscure double glazed window. Three piece suite comprising bath with mixer taps, Low Level WC & wash hand basin. Tiling to water sensitive areas.*

External Features

Front Garden

Mainly laid to lawn/turf*. Path providing direct walkway to front door.

Rear Garden

Enclosed by wooden panel fencing. Laid to lawn/turf*. Access gate.

Garage & Parking

There is a double garage with the property. Up and over door.* Power & Light*. Driveway parking located immediately in front.

Agent Note

External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed.

*Indicate plot specific. Additional costs may apply due.-

*Reservation requires a customer to have the ability to proceed

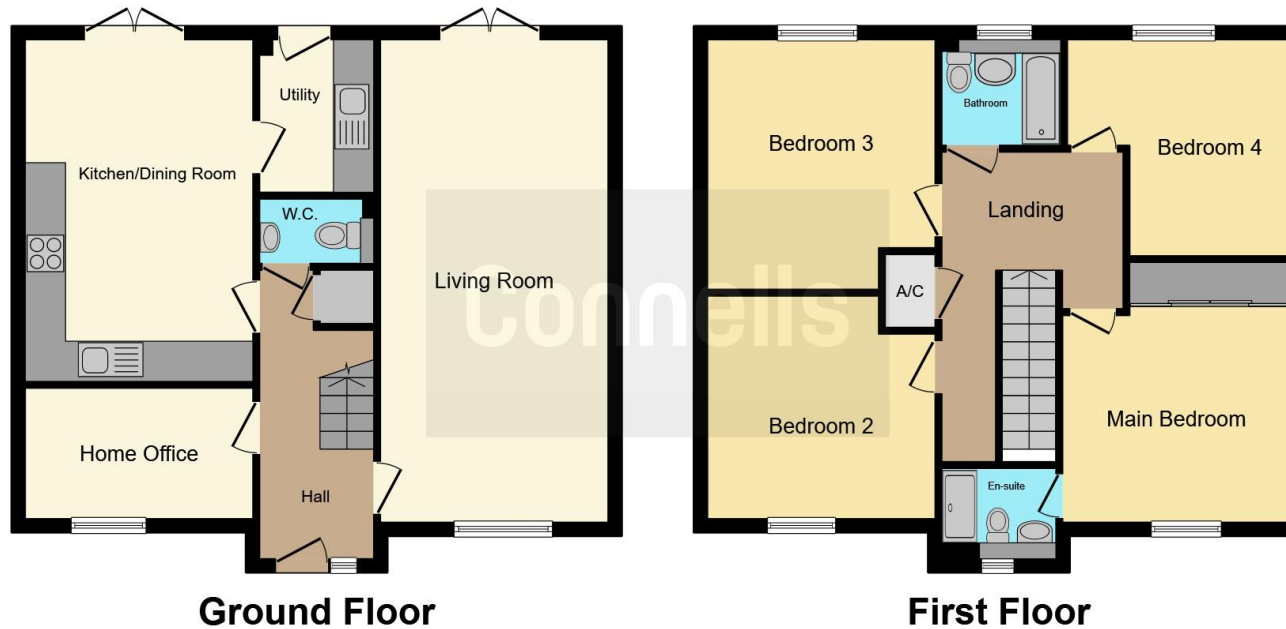
Financial Assessment via Connells Swindon North will apply.

Reservation Fee will be required in order to secure a Plot.









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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 SWINDON SN25 4AN

EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/SDN311978



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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