



**Connells**

Cloatley Crescent  
Royal Wootton Bassett SWINDON



## Property Description

Situated in the heart of Royal Wootton Bassett in Wiltshire is this wonderful and attractive offering three/four bedroom three storey family home, which has flexible accommodation with potential change for different rooms! Beautifully presented throughout by the current owners which is perfect for someone looking for low maintenance work and a turn key property. A fantastic property for someone looking for a convenient location being close to a handful of schools, shops and also quick access to the M4 for commuting to Swindon and Bristol and having a forever family home.

Approaching the front of the property you will find a small front garden with gravel and pathway leading to the front door. Upon accessing the property you will find it is slightly different to others of the same design with the entrance hall with stairs rising to the first floor accommodation, large kitchen and lounge diner. There is also a large storage cupboard with light accessing the cloakroom. Moving up to the first floor, there is the main bedroom with fitted mirrored double wardrobe and en-suite shower room, and the original living room, currently used as a fourth bedroom by the present owners. . On the top floor, there is a family bathroom, and two large double bedrooms both with fitted wardrobes.

Externally the accommodation has enclosed low maintenance rear garden, driveway parking and carport to the rear of the property.

## Ground Floor Accommodation

### Entrance Hall

Double glazed door leading to the entrance of the property. Access to kitchen, cloakroom and lounge/diner.

### Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and pedestal wash hand basin. Radiator.

### Lounge/Diner

13' 2" MAX narrowing to 9' 5" x 12' 11" ( 4.01m MAX narrowing to 2.87m x 3.94m )

Two double glazed windows to the rear aspect. Double glazed French doors leading to the rear garden. Under stair storage cupboard. Television point. Radiator.

### Kitchen/Diner

19' 8" x 6' ( 5.99m x 1.83m )

Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Sink with drainer and mixer tap. Breakfast bar. Integrated oven. electric hob and extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Partially tiled to water sensitive areas.

## First Floor Accommodation

### First Floor Landing

Access to bedroom one and bedroom four. Stairs rising to the second floor accommodation.

## Bedroom One

11' x 9' 10" ( 3.35m x 3.00m )

Two double glazed windows to the rear aspect. Fitted wardrobes. Access to ensuite. Radiator.

## Ensuite

Three piece suite comprising of Low Level WC, wash hand basin and separate shower.

## Bedroom Four/ Lounge

13' x 9' 5" ( 3.96m x 2.87m )

Two double glazed windows to the front aspect. Double glazed window to the side aspect. Built in wardrobe. Built in wardrobe and storage. Two radiators.

## Second Floor Accommodation

### Second Floor Landing

Access to bedroom two, bedroom three and family bathroom.

## Bedroom Two

13' x 9' 11" ( 3.96m x 3.02m )

Restricted head height. Double glazed sky light. Built in wardrobes. Radiator.

## Bedroom Three

13' 6" x 10' 11" ( 4.11m x 3.33m )

Double glazed window to the front aspect. Storage cupboard. Built in wardrobes. Radiator.

## Bathroom

Three piece suite comprising of Low Level WC, wash hand basin with vanity and panelled bath with shower over. Partially tiled to water sensitive areas. Heated towel rail. Extractor fan.

## External Features

### Garden

Walled and fenced boundaries. Decking leading to the French doors accessing the lounge/diner.

### Parking

Allocated parking to the rear of the property

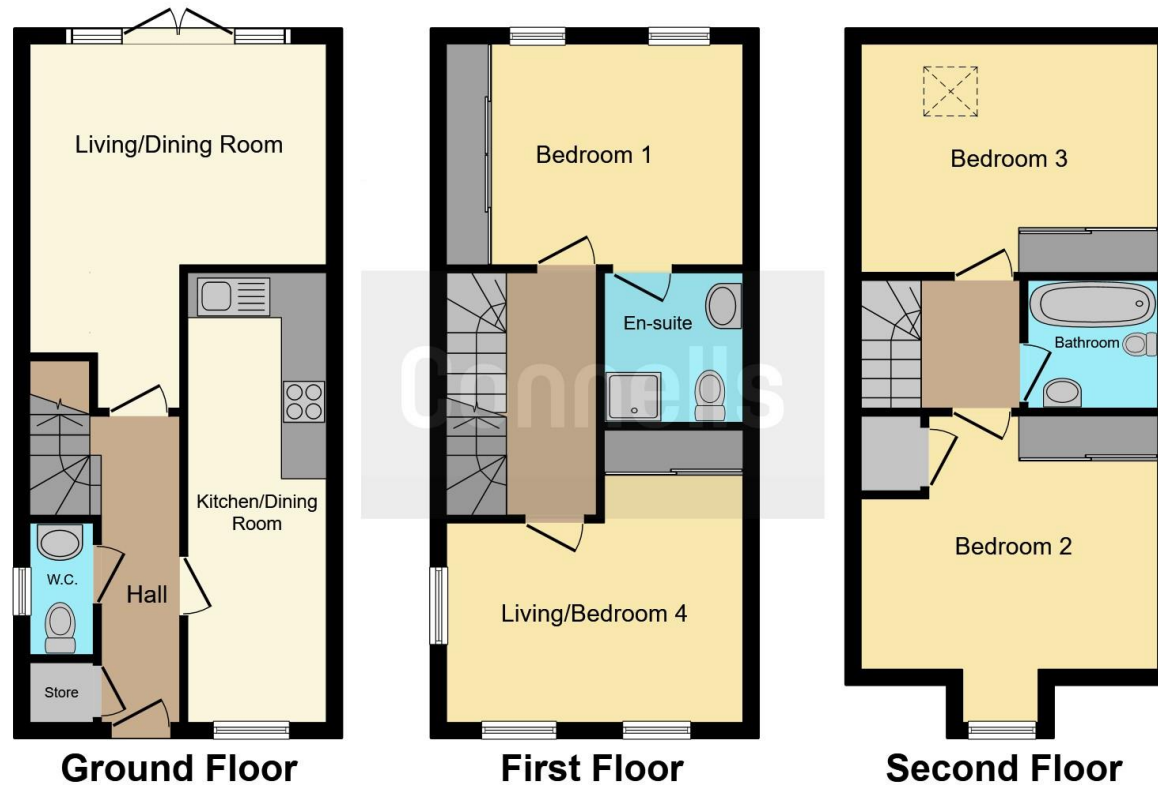
### Carport

18' 3" x 8' 6" ( 5.56m x 2.59m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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