Hart Close, Royal Wootton Bassett, SN4 7FN

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PROPERTY SALES & LETTINGS

- 3 Bedroom Family House
- 17'9 Lounge
- Separate Utility Room
- En-Suite
- South Facing Landscaped Garden
- 2015 'Hadley Special' design
- Kitchen/Diner
- Three Bedrooms
- Garage + c4 Car Parking
- Viewing HIGHLY recommended

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2 Hart Close
Royal Wootton Bassett, SN4 7FN

£325,000

A beautifully presented three-bedroom end-of-terrace 2015 Hadley Special, situated in the sought-after market town of Royal Wootton Bassett. This modern home offers well-balanced accommodation, making it an excellent choice for growing families or those stepping onto the property ladder.

The ground floor comprises a bright, dual-aspect living room, where large windows front and side help create a light and airy space. A contemporary kitchen/dining room features an integrated double oven with six-ring hob, tiled floor, space for a family dining table, and direct access out to the south facing side garden. A separate utility room with a range of units and space with two appliances with a further under-stair storage cupboard provides additional convenience.

Upstairs, the main bedroom is a comfortable double with built-in wardrobes and a stylish en-suite shower room. The second bedroom is also a double and benefits from built-in wardrobe, while the third is a well-proportioned single, ideal as a nursery, study, or home office. A modern family bathroom serves the remaining bedrooms and includes a bath with shower over.

Outside, the south-facing rear garden is designed for ease of maintenance, featuring a sandstone patio and artificial lawn, perfect for enjoying sunny days. There is rear access leading to off-road parking, along with space for several vehicles and a single garage.

The property is conveniently located close to local amenities, reputable schools, and green spaces, with a range of walking routes nearby. Swindon railway station is easily accessible by car or public transport, offering regular services to both Bristol and London Paddington.

Call Alan Hawkins Estate Agents to arrange a viewing.

Viewings

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

Council Tax: Wiltshire Council

Tax Band D For year 2026/27 = £2695.08
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

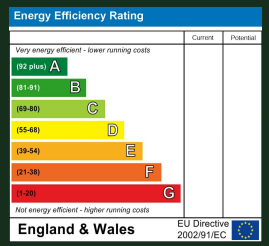
Tenure

Tenure: Freehold (house)
999 Leasehold: (Garage)

Management Fee: N/A

Water + Waste: Mains
Gas: Mains
Electric Mains:
Flood Risk: Very Low (Environmental)
Internet Speeds: (80% chance of receiving 1000 mbps) (Ofcom)

Energy Efficiency Rating (England & Wales)



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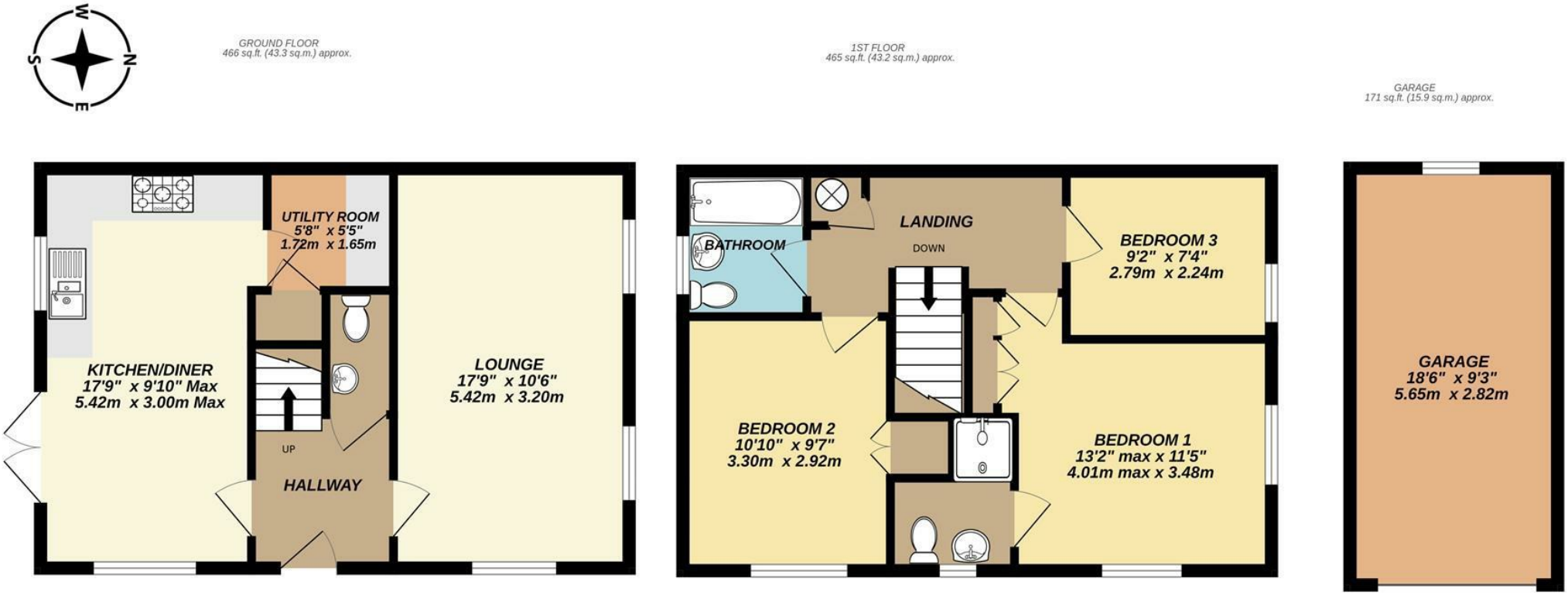

932 SQ FT EXC GARAGE

TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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