Westbury Park, Royal Wootton Bassett, SN4 7DN

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- 4 Bedroom Extended Family Home
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Three Reception Rooms
- Fully Enclosed Rear Garden
- Over 1400 sq ft Of Accommodation
- Bedroom 4/Study
- Utility Area
- Downstairs WC & Shower Room
- Excellent Storage Space

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62 Westbury Park
Royal Wootton Bassett, SN4 7DN

£375,000

A deceptively spacious and heavily extended Four bedroom semi-detached home, pleasantly situated within a cul-de-sac location in the ever popular Westbury Park area of Royal Wootton Bassett. Having been extended over the years, this impressive family home now offers in excess of 1,400 sq ft of versatile accommodation, including a loft conversion with en-suite facilities and far reaching views.

Internally, the property comprises an entrance hallway with stairs rising to the first floor along with a generous open plan lounge/dining room creating an excellent family and entertaining space. Double doors lead through to the standout modern kitchen/breakfast room extension featuring a pitched tiled roof with Velux window allowing for plenty of natural light. An inner hallway provides access to two very useful store rooms, one of which has previously been utilised as a guest room, accompanied by a separate WC and shower room. Further accommodation includes a utility area and conservatory overlooking the rear garden.

To the first floor are two good size double bedrooms, a family bathroom and a further nursery room/home office. Return stairs lead to the impressive loft converted principal bedroom benefitting from an en-suite shower room and enjoying attractive far reaching views.

Externally, the property offers a neatly maintained front garden whilst the rear enjoys a mature and fully enclosed garden with a decked seating area ideal for outdoor entertaining and family enjoyment.

Further benefits include uPVC double glazing and gas radiator central heating.

Overall, a substantial and versatile home ideally suited to a growing family seeking generous living space all within walking distance to the towns high street.

Viewings

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

Council Tax: Wiltshire Council

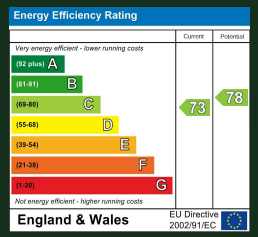
Tax Band C For year 2026/27 = £2395.63
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)
Internet Speeds: up to 900 MBPS (Ofcom)
Gas: Mains
Water + Waste: Mains
Electric: Mains

Energy Efficiency Rating (England & Wales)



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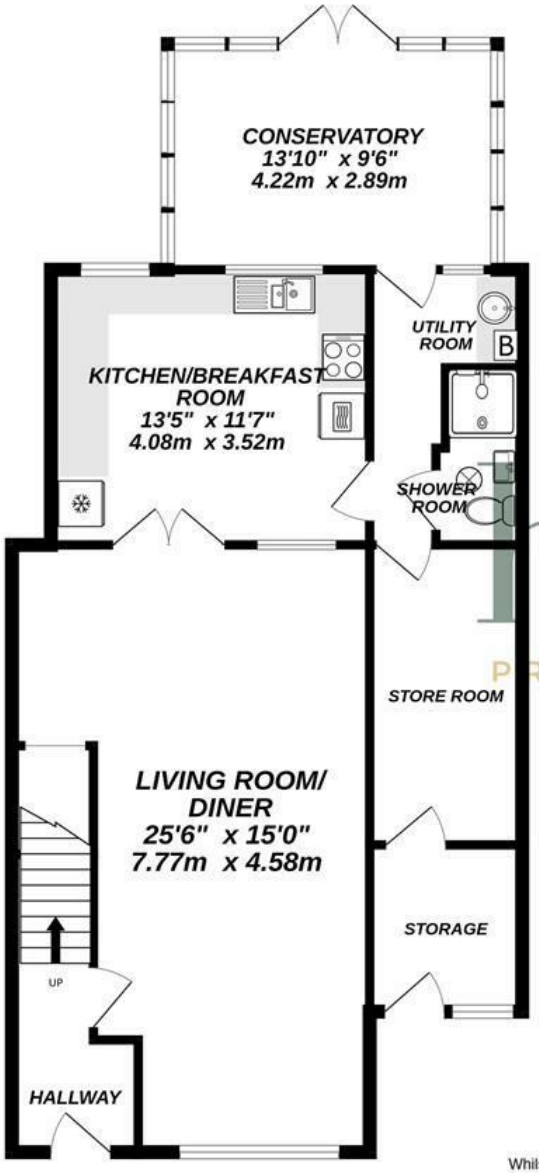
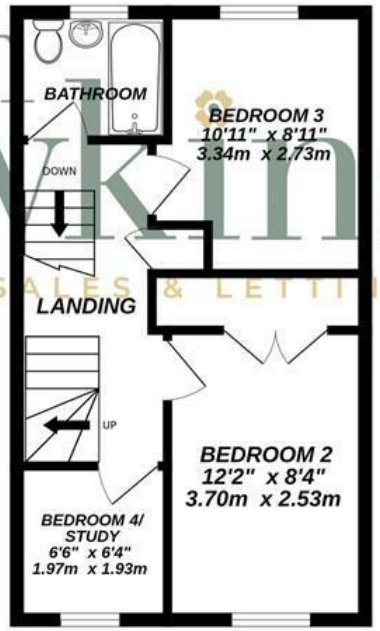
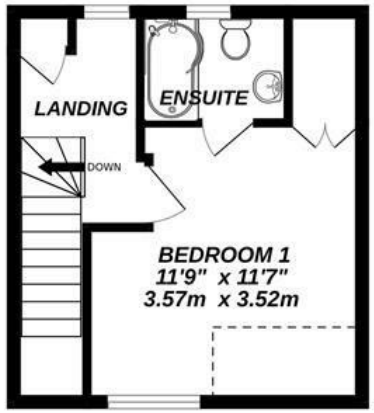
GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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