



Lucerne Close, Royal Wootton Bassett, SN4 7JQ

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PROPERTY SALES & LETTINGS



- Two Double Bedroom Home
- Immaculate Throughout
- Spacious Living Room
- Low Maintenance Gardens
- Rear Gated Access
- Updated & Modernised
- Kitchen/Diner To Rear
- Entrance Porch
- South Facing Rear Garden

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PROPERTY SALES & LETTINGS

4 Lucerne Close, Royal Wootton Bassett, SN4 7JQ

£237,500

Immaculately Presented Two Double-Bedroom Terrace Home in a Popular Location

Nestled within a peaceful cul-de-sac in the sought-after Green Park area of Royal Wootton Bassett, this beautifully updated two double-bedroom terrace home offers stylish, modern living in a highly convenient location. Tastefully improved by the current owners, the property is presented in immaculate, turn-key condition and is ready to move straight into.

The location is particularly appealing, with the High Street, local schools and picturesque countryside walking trails all within easy reach. For commuters, Junction 16 of the M4 is just a five-minute drive away, providing excellent access to the surrounding areas.

The accommodation comprises an entrance porch leading into a spacious living room, with the kitchen/diner situated across the rear of the property. The updated kitchen provides a practical and sociable space, with the original single door to the garden having been upgraded to

attractive double doors, creating a wonderful connection between the living space and the garden and allowing plenty of natural light into the room.

Upstairs, there are two generously proportioned double bedrooms, along with a centrally positioned bathroom, providing comfortable accommodation for a range of buyers.

Outside, the property benefits from a south-facing rear garden which enjoys a good degree of privacy and is not directly overlooked. Low-maintenance and well suited to both relaxing and entertaining, the garden also benefits from gated access.

Offering an excellent combination of modern presentation, practical accommodation and a popular location, this is an ideal home for first-time buyers, downsizers or investors alike.

Early viewing is highly recommended to fully appreciate the quality and presentation of this wonderful home. Contact Alan Hawkins Property Sales today to arrange your viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2026/27 = £2096.18
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Internet - Full Fibre available - 1600 Mbps

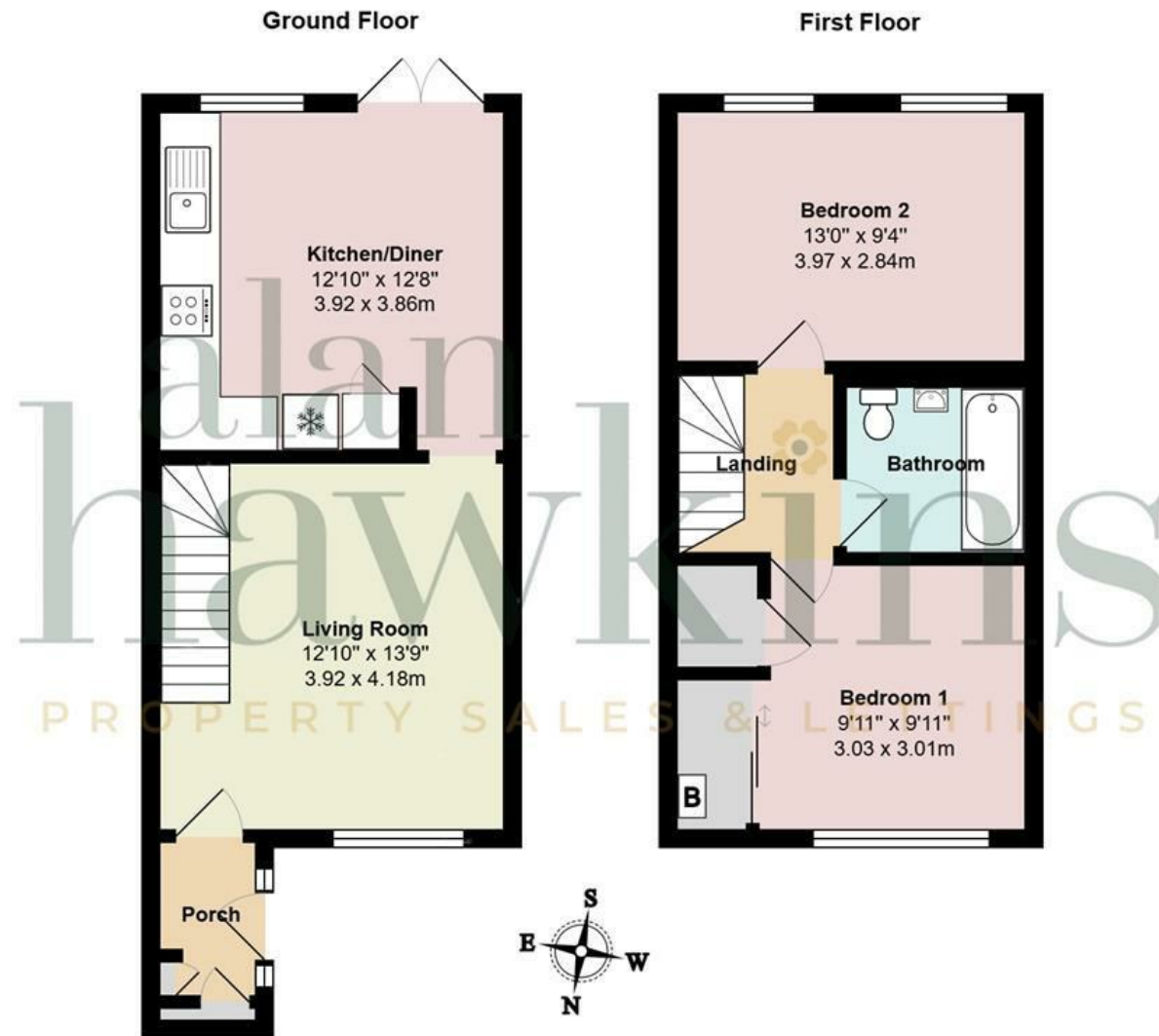
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Total Area: 722 ft² ... 67.0 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.

Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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