



GRANT FRASER
TOWN & COUNTRY



26 Aspen Close, Royal Wootton Bassett, Wiltshire, SN4 7HN
Guide price £395,000





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Situated in the cul-de-sac of Aspen Close, Royal Wootton Bassett, this detached house offers 1,152 square feet, the property has been lovingly maintained by its sole owner for the past 52 years and is now available with a chain-free onward purchase due to the owner planning to secure a new build property.

The house boasts four well-proportioned bedrooms, including a spacious double bedroom with an en-suite, thanks to a thoughtful first-floor extension over the garage. The two reception rooms provide ample space for relaxation and entertaining, while the conservatory invites natural light and offers a serene view of the low-maintenance rear garden, which features Astroturf for easy upkeep.

The modern kitchen is equipped with contemporary fittings, and the property also includes a convenient rear lobby, a utility room with a cloakroom, and an integral garage, ensuring that all your storage needs are met. The home is further enhanced by a three-year-old boiler, providing peace of mind and energy efficiency.

Location is key, and this property is ideally situated just 0.4 miles from the highly regarded Royal Wootton Bassett Academy, local leisure centre, recreation field with children's play park and Jubilee Lake, making it perfect for families. With its blend of space, modern upgrades, and a prime location, this home is an excellent opportunity for those seeking a comfortable and stylish living environment in a sought-after area.

Description

Comprising entrance porch, entrance hallway, living room, dining room, kitchen, rear lobby, utility, conservatory, garage, four bedrooms, bathroom and en-suite. A UPVC entrance porch leads into an entrance hallway with a handy jackets and shoes cupboard. A door leads into the living room which in turn has a door to the base of the stairs, a box bay window overlooks the front garden, concertina doors lead through to the dining room with the option to fully open the two reception rooms. Doors lead out to a small conservatory overlooking and with access to the rear garden, a further door leads into the kitchen which overlooks the garden. The rear lobby links the kitchen, utility, integral garage and provides further access to the garden. The utility also functions as a cloakroom. The integral garage has an electric roll up door, ideal for returning from wet dog walks or loading/unloading the car from the driveway. On the first floor there are three double bedrooms all with built in storage, one benefiting from an en-suite shower room. There is a further single bedroom also with a built in cupboard and extra power sockets and telecoms socket, making for an ideal home office/hobbies room. The main bathroom has a shower over the bath. The airing cupboard is off the landing and houses a 3 year old combination boiler. The attic has a loft ladder, is semi boarded, has power and light and benefits from upgraded insulation.

Outside the driveway offers space for at least two vehicles (depending on size) with scope for further parking. New 6 foot fencing offers some privacy to the front garden. The rear garden has a patio area, astroturf lawn, mature hedgerows and borders, external power sockets and new fencing.

Services: We understand mains water, electricity, gas and sewage are connected to the property.



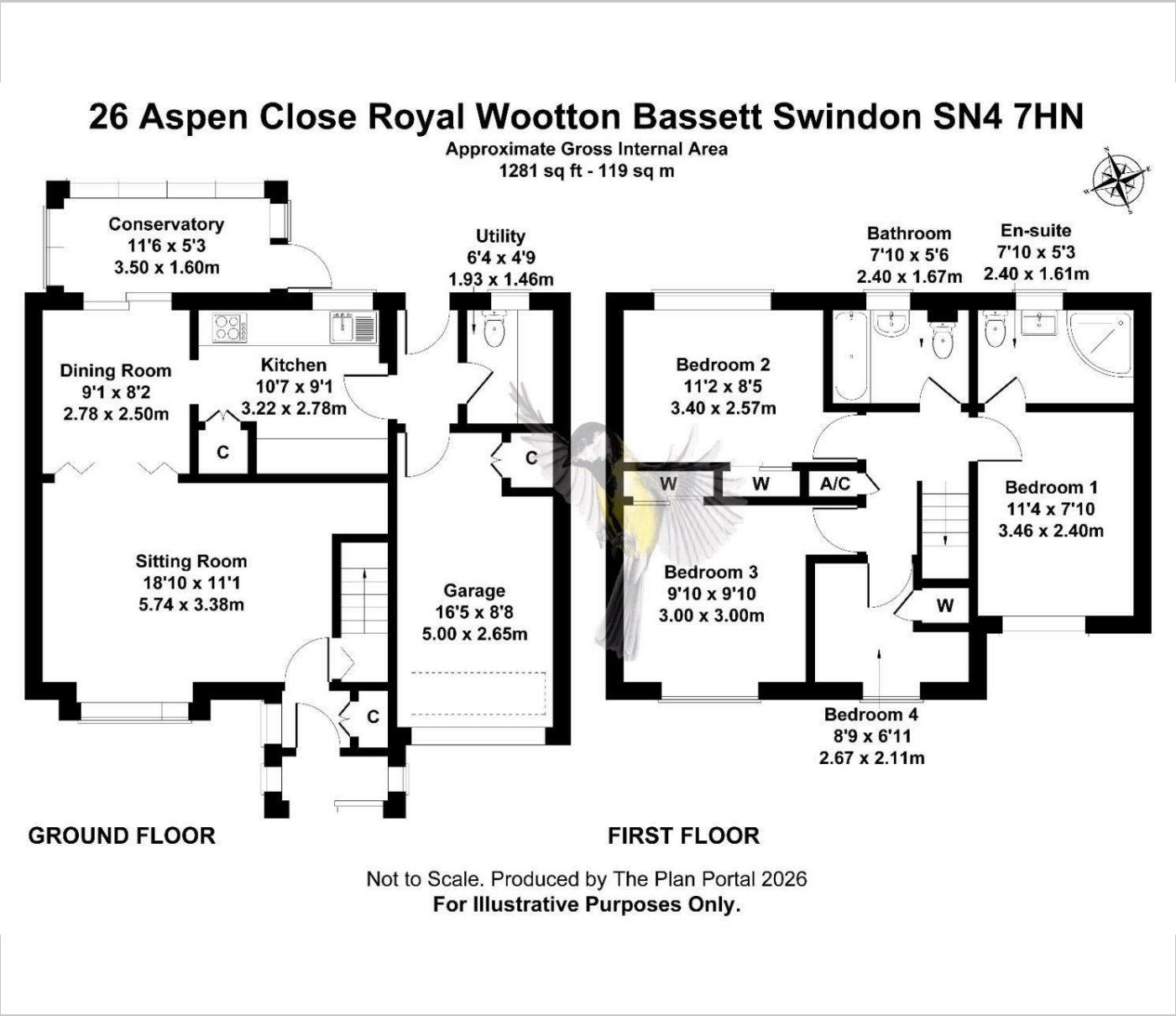
Situation

Royal Wootton Bassett has a long high street with plenty of parking. There are a healthy variety of shops, pubs, restaurants and takeaways along with a Sainsbury supermarket. The town also provides other amenities and services such as sports grounds, doctors and dentist. The immediate area is surrounded by natural rolling countryside with Lydiard country park a short drive away. There are also primary and secondary schools within the town along with further options in nearby villages.

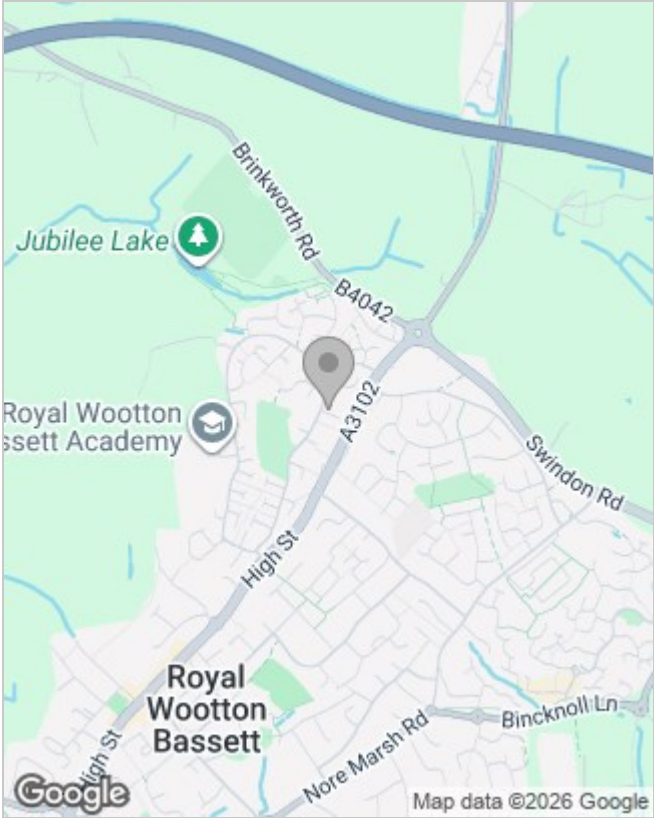
The area has great transport links, the M4 motorway access 2.1 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 5.5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



Energy Performance Graph

