Sprats Barn Crescent, Royal Wootton Bassett, SN4 7JP

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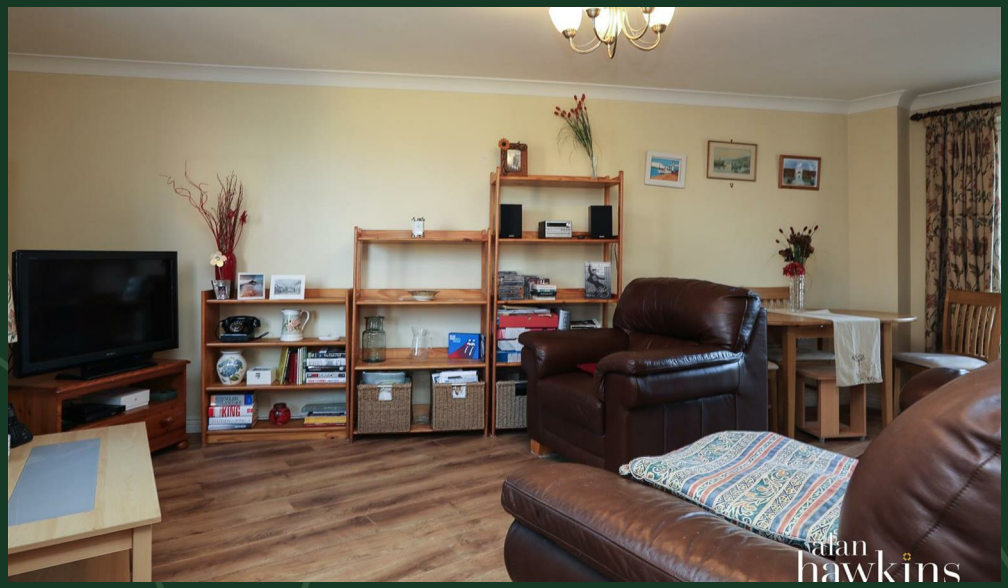


- 3 Bedroom House
- No Onward Chain
- Kitchen/Breakfast Room
- uPVC Double Glazing
- Allocated Parking
- Walking Distance of Amenities and Schools.
- Entrance Hall + Cloakroom
- Lounge/Diner
- Enclose Rear Garden

20 Sprats Barn Crescent
Royal Wootton Basett, SN4 7JP

£274,995

A well-presented three-bedroom terrace home with a south-west-facing rear garden, located in the sought-after Sprats Barn Crescent. This popular development is just a short stroll from the town's High Street, within walking distance of Royal Wootton Bassett Academy, and conveniently close to Junction 16 of the M4.

Built in 2003 to the desirable 'Hastings' design, this spacious property offers a welcoming entrance hallway, a downstairs WC, and a kitchen/breakfast room with access to the rear garden. The dual-aspect living room features a dining area at the rear and French doors that open onto the garden, creating a bright and versatile living space.

Upstairs, the master bedroom includes an en-suite shower room, while the second bedroom provides ample space for a double bed, and the third is perfect for use as a single bedroom or office. A family bathroom completes the first-floor accommodation.

Situated on a corner plot, the property boasts a larger front garden with potential for off road parking (subject to the necessary permissions), fully enclosed rear garden with gated access to allocated parking, with additional roadside parking available at the front. Additional features include uPVC double glazing throughout and gas radiator central heating and is available with NO ONWARD CHAIN.

For further details or to arrange a viewing, contact Alan Hawkins Property Sales today.

Viewings

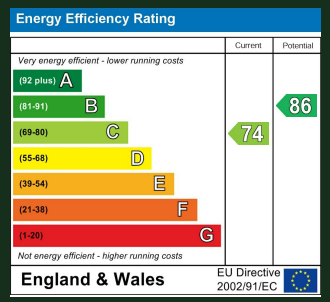
By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

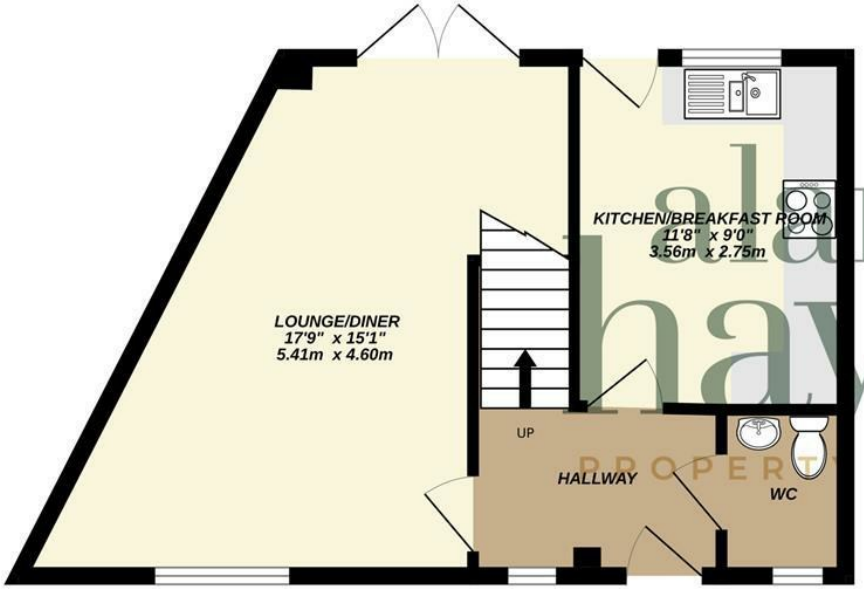
Tax Band C For year 2025/26 = £2,269.63
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Management Fee - N/A

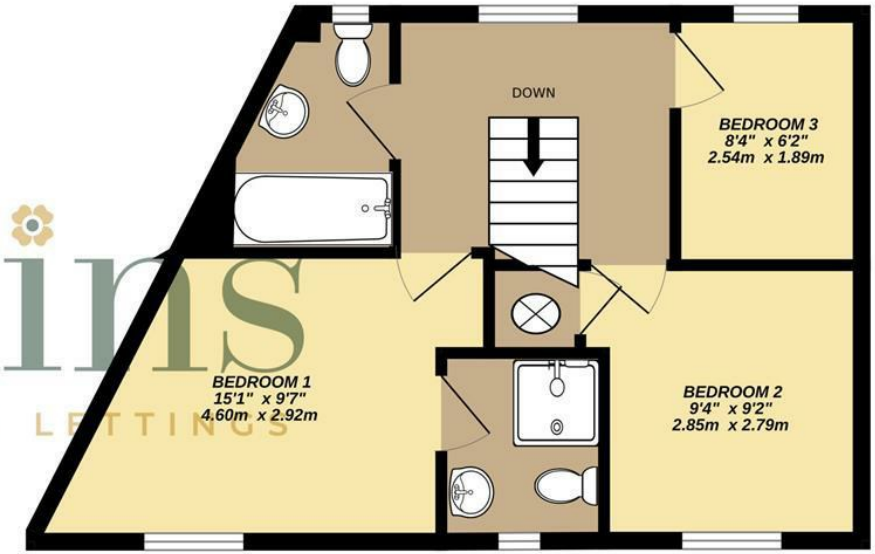
Energy Efficiency Rating (England & Wales)



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.6 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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