

Branscombe Drive, Royal Wootton Bassett, SN4 8HP

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PROPERTY SALES & LETTINGS









- Twice Extended Versatile Family Home
- Four Comfortable Bedrooms
- Downstairs WC & Shower Room
- uPVC Double Glazing
- Garage With Driveway Parking
- Three Reception Rooms
- Generous Fully Enclosed Rear Garden
- Modern Gas Boiler

17 Branscombe Drive
Royal Wootton Bassett, SN4 8HP

£375,000

Situated in the popular and desirable area of Branscombe Drive, this generously proportioned family home offers excellent potential for those looking to create a property tailored to their own taste and requirements.

The property has been extended on two occasions and now provides particularly versatile accommodation, including **four comfortable bedrooms and three reception rooms**, offering plenty of flexibility for modern family living, entertaining or working from home.

Approached via pedestrian access to the front, the property enjoys a tucked-away position in the corner, giving it a relatively private feel. An entrance porch leads into the hallway, which provides access to the downstairs WC and shower room, as well as the principal living accommodation. There are three reception rooms comprising a lounge, dining room and office, providing a wealth of versatile living space.

To the rear, the extended kitchen is a particular benefit and was fitted approximately five years ago, providing a modern and functional space. Double doors open directly onto the rear garden, creating a pleasant connection between the kitchen and outside space.

The first floor offers four comfortable bedrooms, together with a family bathroom. The accommodation provides plenty of space for a growing family and offers scope for further cosmetic improvement and personalisation.

The property is presented in a somewhat tired condition in places and would benefit from some updating and modernisation, but the fundamentals are already in place, including the modern kitchen and a boiler replaced approximately two years ago. This provides an excellent opportunity for a buyer to make improvements at their own pace and add their own style without needing to undertake a complete refurbishment.

Externally, the generous rear garden is fully enclosed and offers plenty of space for families, gardening and entertaining. The garden also benefits from direct access into the rear garage, which has both power and lighting. A driveway to the rear provides useful off-road parking.

Overall, this is a versatile four-bedroom family home in a sought-after area of Royal Wootton Bassett. With its generous accommodation, two previous extensions, modern kitchen, recently replaced boiler, good-sized garden and garage with driveway parking, the property offers an excellent opportunity for buyers looking to put their own stamp on a well-established family home.



Viewings

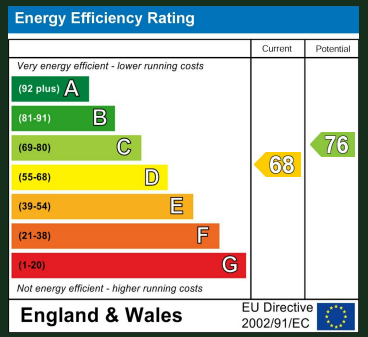
By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band D For year 2026/27 = £2695.08
For information on tax banding and rates, please call Wiltshire Council

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Internet - Up to 1600 Mbps Full Fibre available
"A £50 AML administration fee applies to all successful purchasers."

Energy Efficiency Rating (England & Wales)





Total Area: 1344 ft² ... 124.9 m² (excluding garage)

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.
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