



GRANT FRASER
TOWN & COUNTRY

4 Sheridan Drive, Royal Wootton Bassett, Wiltshire, SN4 8JJ
Guide price £387,500





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Located in the market town of Royal Wootton Bassett, this semi-detached house offers flexible living options with a ground floor bedroom with en-suite shower room. Spanning 1,550 square feet, the property offers two receptions and decent sized kitchen open plan one of the receptions.

Additionally, the layout includes a versatile study or play area, along with a lean-to that enhances the living space. The utility room, rear lobby, and cloakroom add to the practicality of this home. On the first floor, you will find three further bedrooms and a modern bathroom suite, equipped with a shower over the bath.

Outside, the property benefits from ample driveway parking. Royal Wootton Bassett is well-regarded for its excellent primary and secondary schools, making it an ideal location for families. The vibrant high street offers a variety of shops and amenities, ensuring that everything you need is within easy reach.

For those who commute, the M4 motorway is just 1.7 miles away, while Swindon train station is a mere 5.5 miles from your doorstep, providing excellent transport links to nearby cities. This property is an opportunity for anyone seeking a spacious family home in a friendly community.

Description

Comprising entrance hallway, living room, dining room, kitchen, study, utility, rear lobby, ground floor bedroom with en-suite, cloakroom, three first floor bedrooms and main bathroom. The entrance hallway has some space for coats and shoes, stairs lead to the first floor and doors lead to the living room, cloakroom and ground floor bedroom. The living room has a bay window to its front, the room is semi open plan and leads through to the dining room, which in turn is open plan to the kitchen and a study/play area. Patio doors provide access to the garden via the study/play area. The kitchen leads through to a utility room which in turn leads through to a rear lobby/extension of the utility/potential for further home office space, patio doors lead out to a timber lean to with further access to the garden. The rear lobby leads through to a ground floor bedroom with en-suite shower room, this room could also be used as a further reception/home office space. On the first floor there are three bedrooms and bathroom with shower over the bath.

Outside the front has an expanse of block paved driving providing space for a number of vehicles. The rear is main laid to lawn.

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

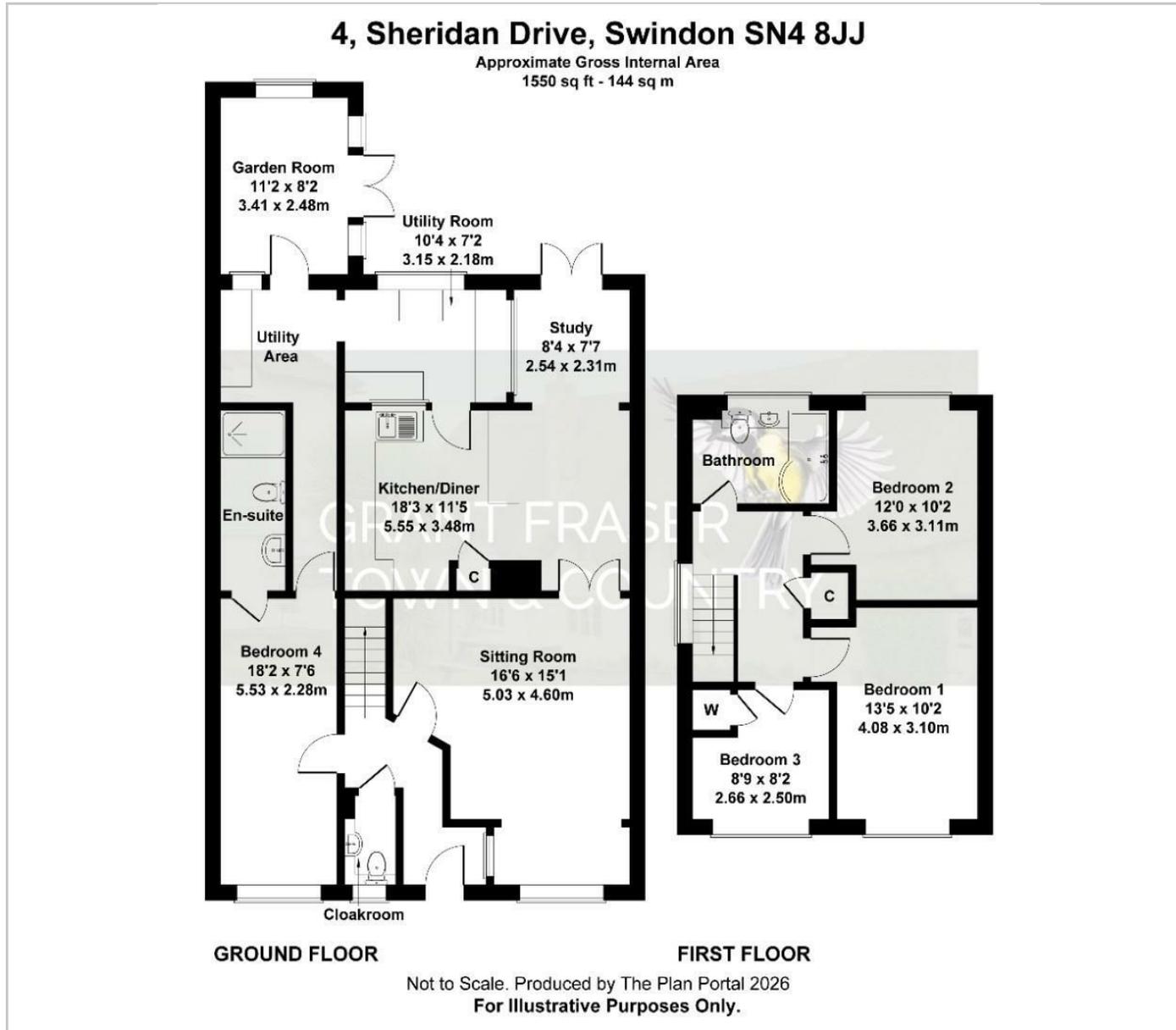
Situation

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.

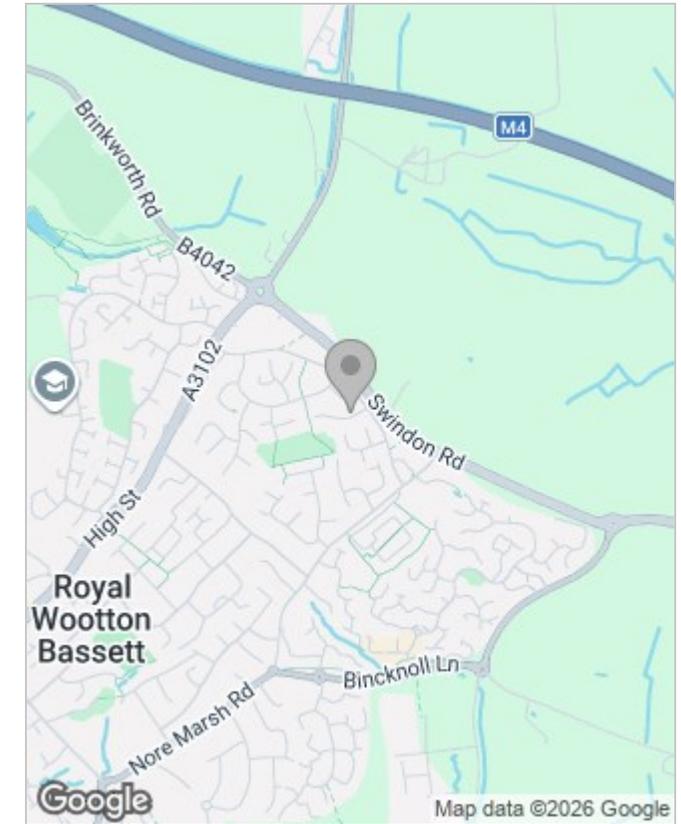
The area has great transport links, the M4 motorway access 1.7 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 5.5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



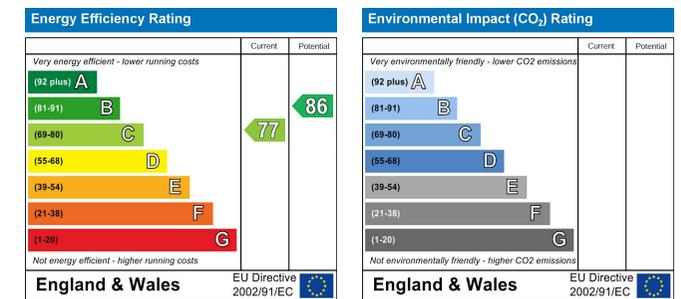
Floor Plans



Area Map



Energy Performance Graph



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