

Brooklands, Royal Wootton Bassett, SN4 7SE

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PROPERTY SALES & LETTINGS



- Stunning 3 Bedroom Semi-Detached House
- Immaculately Presented Throughout
- Lounge
- Three Double Bedrooms
- Walled Rear garden
- Solar Panels - Excellent B-Rated EPC
- Kitchen/Diner
- Galleried Landing
- Garage and Driveway parking + EV Charger
- Exclusive Executive Development.

9 Brooklands
Royal Wootton Bassett, SN4 7SE

£385,000

An attractive and well-presented three-bedroom semi-detached home, ideally positioned within this established residential development on the outskirts of Royal Wootton Bassett. Offering well-proportioned accommodation arranged over two floors, the property combines a practical layout with a number of worthwhile improvements made by the current owners.

The accommodation includes an entrance hall, generous sitting room, separate dining room and a well-appointed replacement Wren kitchen installed in 2021, together with three double bedrooms and a family bathroom. Outside, the property benefits from an enclosed walled garden, driveway parking and an integral garage with an electric roller door. Canopies over the front entrance and rear garden provide additional practical features.

Further enhancing the home, the current owners have installed solar panels, an EV charger, new uPVC fascias and guttering. Security lighting and a house alarm system provide additional security features, while the solar panels offer the potential for reduced electricity costs.

Brooklands is conveniently placed for access to the amenities of Royal Wootton Bassett, with excellent road links towards Swindon, the M4 and the surrounding Wiltshire countryside. The nearby Wiltshire & Berkshire Canal also adds to the appeal of the location.

A well-positioned three-bedroom home offering generous accommodation, useful parking and a range of modern improvements. Early viewing is highly recommended. Contact Alan Hawkins today to arrange your appointment.



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, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

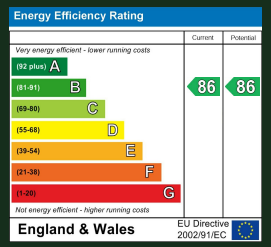
Tenure

Freehold

Services

Electric: Mains
Water + Waste: Mains
Flood Risk: Very Low
Internet Speeds: 100 Mbps
Management Fee: £606 p/a
“A £50 AML administration fee applies to all successful purchasers.”

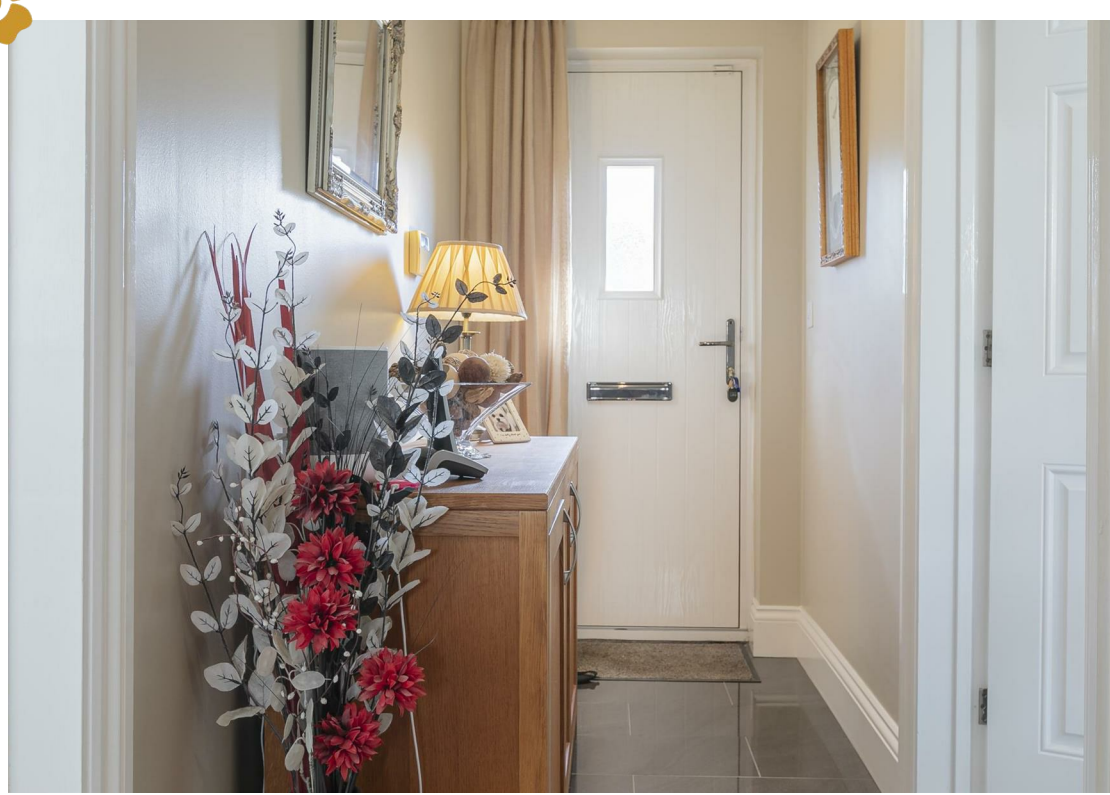
Energy Efficiency Rating (England & Wales)

















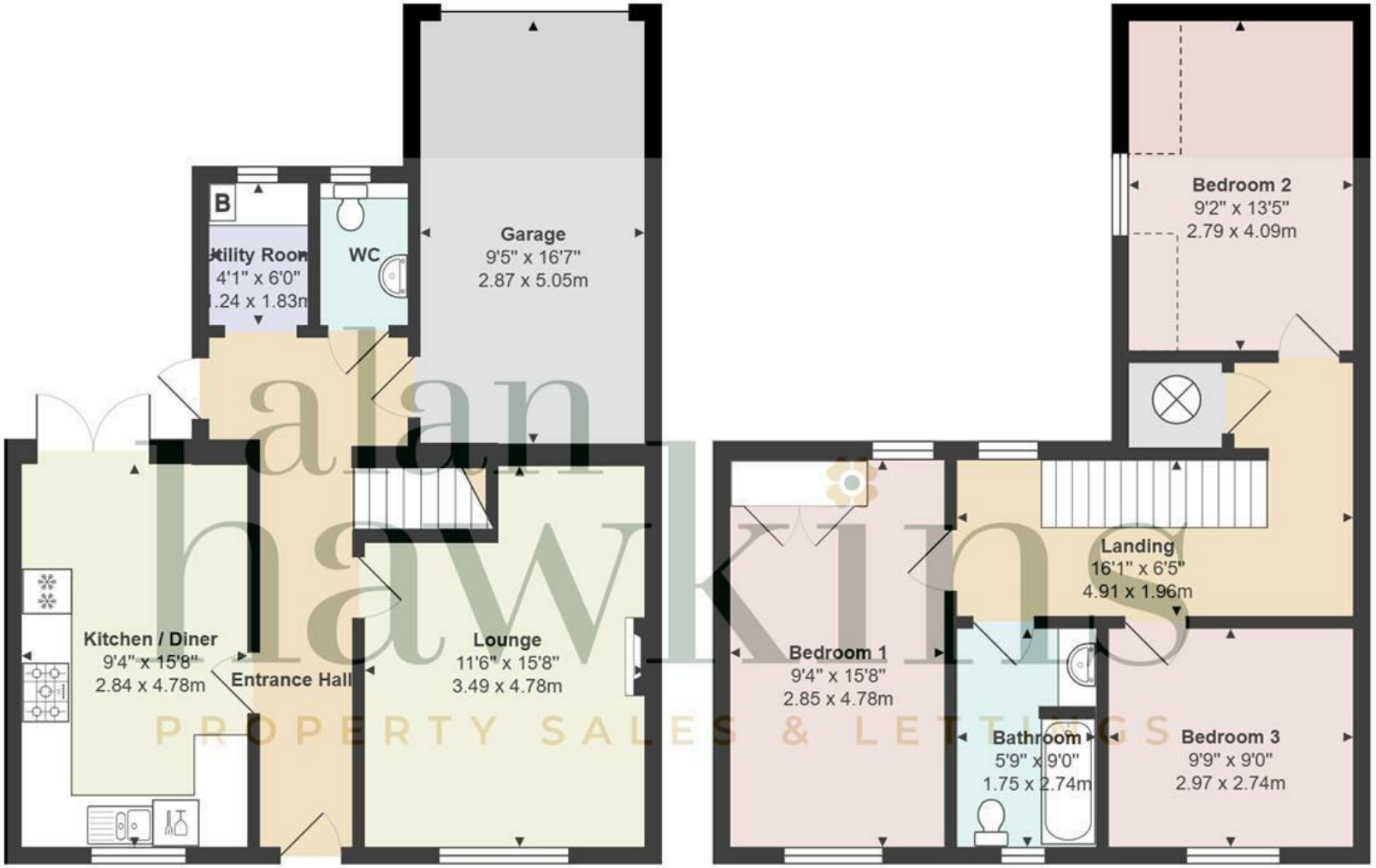












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Ground Floor
Area: 676 ft² ... 62.8 m²

First Floor
Area: 578 ft² ... 53.7 m²

Total Area: 1254 ft² ... 116.5 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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THE GUILD PROPERTY PROFESSIONALS

safeagent

The Property Ombudsman