

Carrington Gardens, Royal Wootton Bassett, SN4 7GZ

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- No Onward Chain
- Three Bedroom Link-Detached Home
- Downstairs WC
- Three Good Size Bedrooms With Storage
- Attached Garage & Driveway
- Private Cul-De-Sac Location
- Two Reception Rooms
- Kitchen/Breakfast Room
- En-Suite Shower Room
- Private Rear Corner Garden

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1 Carrington Gardens
Royal Wootton Bassett, SN4 7GZ

£350,000

Situated on the fringes of the popular market town of Royal Wootton Bassett is the CHAIN FREE three-bedroom link-detached home occupying a corner plot within a small cul-de-sac shared with just four other properties. The cul-de-sac is accessed from a no-through road, providing a relatively quiet residential setting, while the property's position offers excellent access to a wide range of local amenities and transport links.

A particular feature of the location is the close proximity to Jubilee Lakes, which is less than a five-minute walk away, providing a fantastic opportunity to enjoy the surrounding open space and walking routes.

The property is offered for sale with no onward chain and provides well-proportioned accommodation arranged over two floors. The ground floor comprises two reception rooms, offering flexible living and dining space, together with a useful downstairs WC and a kitchen/breakfast room.

Upstairs are three good-sized bedrooms, all benefiting from useful storage, with the principal bedroom further enhanced by an en-suite shower room.

Externally, the property benefits from an attached garage and driveway, providing off-road parking and useful additional storage. To the rear is a private garden, offering a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months.

The property is ideally positioned for access to Royal Wootton Bassett High Street, local schools, Jubilee Lakes and Junction 16 of the M4, making it a practical choice for a range of buyers seeking well-proportioned accommodation in a convenient location.

With its three bedrooms, two reception rooms, garage, driveway, private rear garden and no onward chain, this is a home that offers both flexibility and convenience in a well-connected part of Royal Wootton Bassett.



Viewings

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

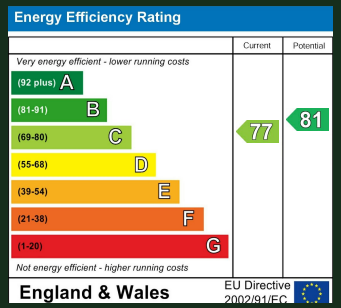
Council Tax: Wiltshire Council

Tax Band E For year 2026/27 = £3293.98
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Private Treatment System. *Communal Maintenance Contribution of £40 Per Month*
Internet - Up to 900* Mbps Full Fibre Gigafast available



Energy Efficiency Rating (England & Wales)


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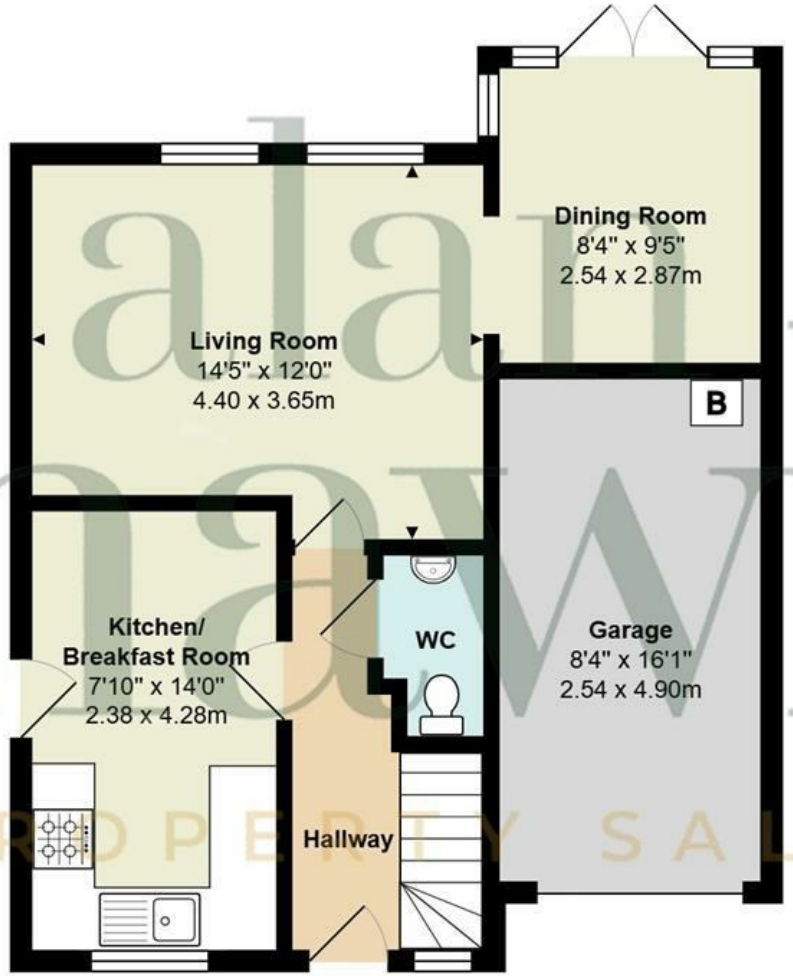

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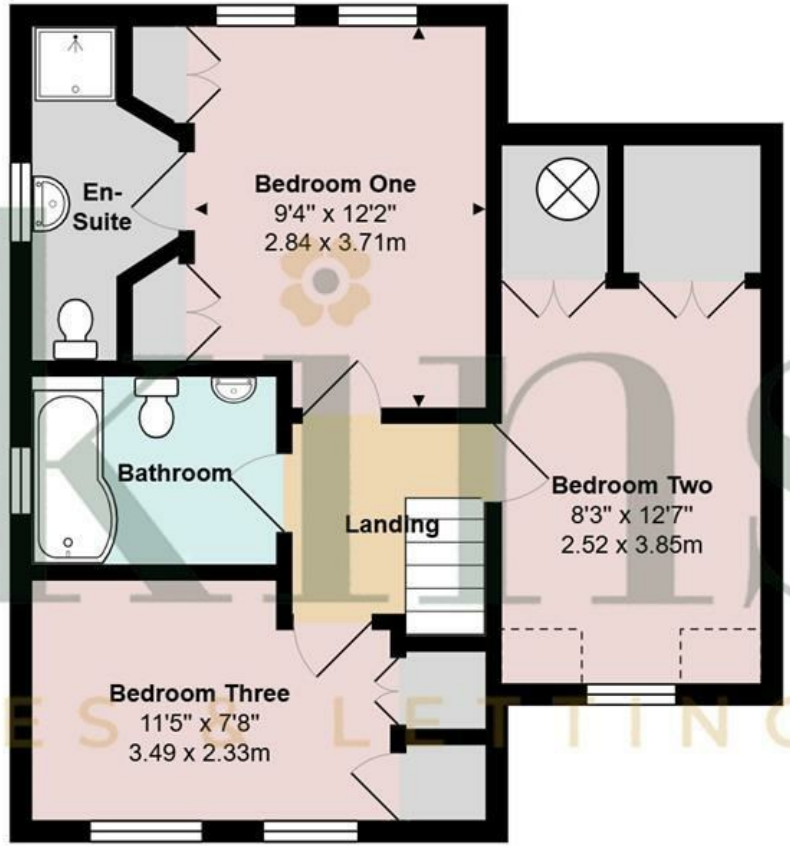

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Ground Floor
Area: 592 ft² ... 55.0 m²

First Floor
Area: 520 ft² ... 48.3 m²



Total Area: 1112 ft² ... 103.3 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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