



26 Sprats Barn Crescent, Royal Wootton Bassett

Guide Price **£310,000**

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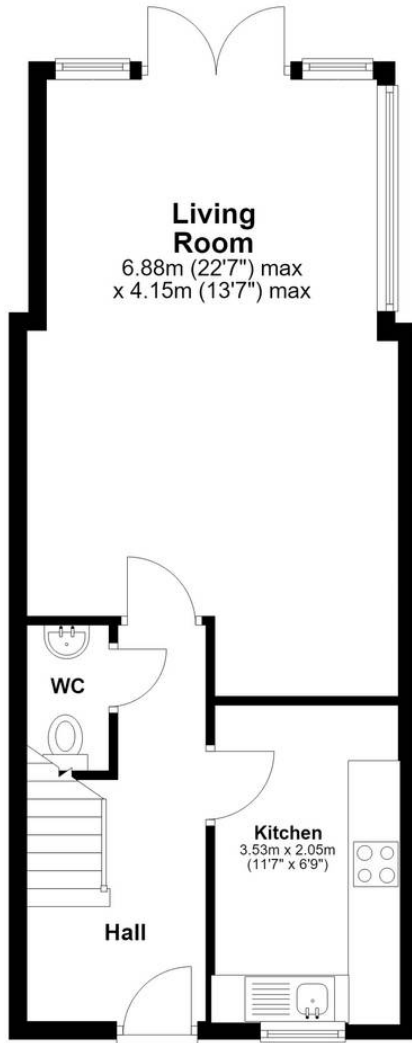
Royal Wootton Bassett, Swindon

Presenting this beautifully appointed three-bedroom terraced town house, offering spacious and flexible accommodation arranged over three floors, ideally situated just a five-minute level walk from the vibrant High Street. The property welcomes you with a bright entrance hall, which leads to a well-proportioned living room, perfect for both relaxing and entertaining. To the rear, the stunning conservatory extension provides an impressive additional reception space, flooded with natural light. The modern kitchen, which features a range of integrated appliances, ample storage, and contemporary finishes. The ground floor also benefits from a convenient cloakroom, adding practicality for family life and guests alike. On the first floor, you will find two generous bedrooms, each offering comfortable proportions and neutral décor, alongside a stylish family bathroom fitted with quality fixtures and a modern suite. The top floor is dedicated to a luxurious master bedroom suite, complete with its own private en suite shower room, creating a peaceful retreat with excellent privacy and generous built-in storage. This thoughtfully designed home also includes double glazing, efficient gas central heating, and a high standard of finish throughout. Residents will enjoy the convenience of two allocated parking spaces, ensuring easy access at all times.



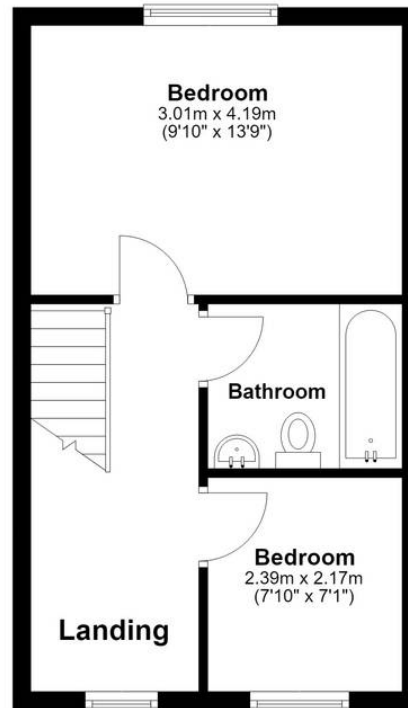
Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



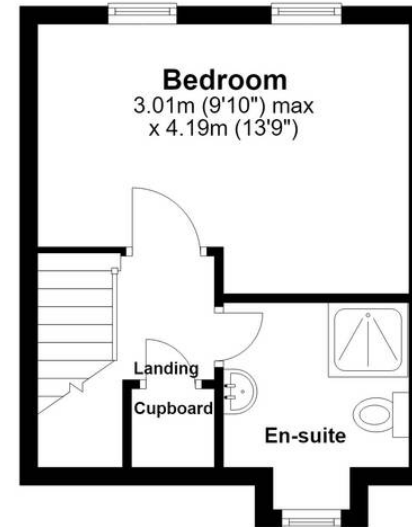
First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.7 sq. feet)
(excluding Cupboard)



Total area: approx. 93.3 sq. metres (1004.2 sq. feet)

McFarlane Sales & Lettings

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