



Nore Marsh Road, Royal Wootton Bassett, SN4 8BH

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PROPERTY SALES & LETTINGS



- Extended Semi-Detached Family Home
- Garden Room With Bi-Folds
- Seperate Utility Room
- First Floor Study/Office Space
- Stunning South Facing 100ft Rear Garden

- Three Large Double Bedrooms
- Open Plan Kitchen/Diner
- Bay Windowed Living Room
- 2nd Floor Bedroom With En-suite
- No Onward Chain!

# 59 Nore Marsh Road Royal Wootton Bassett, SN4 8BH

**£435,000**

A fabulous three bedroom extended semi-detached family home, ideally positioned along the ever-popular Nore Marsh Road in Royal Wootton Bassett, offering extensive driveway parking and a stunning 100ft rear garden perfect for entertaining.

Beautifully presented and tastefully decorated throughout, this impressive home offers spacious and versatile accommodation arranged over three floors. The property welcomes you with a traditional entrance hallway with stairs rising to the first floor landing.

Leading from the hallway is a bright and spacious larger than average kitchen/diner, superbly enhanced by a pitched roof creating a wonderful sense of space and light. The kitchen further benefits from a breakfast bar and separate utility room, making it perfectly suited for modern family living.

Glass double doors open into the charming bay-fronted living room, allowing natural light to flow effortlessly between the rooms whilst still providing separation making it an ideal space to relax.

UPVC double doors from the kitchen lead into a wonderful garden room complete with a pitched tiled roof, picture window enjoying stunning views over the rear garden and bi-folding doors opening directly onto a beautifully landscaped patio seating area.

The first floor offers a modern family bathroom servicing two generous principle double bedrooms, both benefitting from fitted wardrobes. The rear bedroom enjoys delightful views over the garden, whilst the front bedroom further benefits from the additional space created by the attractive bay window.

A return staircase rises to the second floor where the original third bedroom now provides useful office space. The second floor also boasts another excellent size double bedroom complete with an en-suite shower room.

The rear garden is undoubtedly another standout feature of this exceptional home. Measuring over 100ft in length, the mature and enclosed garden is predominantly laid to lawn and perfectly designed for outdoor entertaining. Features include a wonderful patio seating area, raised sleepers with pond and water feature, side gated access and outside storage including a substantial 15ft shed/workshop with double side doors, power and lighting.

To the front, an extended driveway provides generous side-by-side parking, offering excellent practicality and ease of access.

An impressive property overall, offered to the market with no onward chain and simply must be viewed to be fully appreciated.



## 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

## Tenure

Freehold

**Flood Risk: Very Low (Environmental Agency)**

**Internet Speeds Up to 1000 mbps (Ofcom)**

**Gas: Mains**

**Electric: Mains**

**Water + Waste: Mains**

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TBC

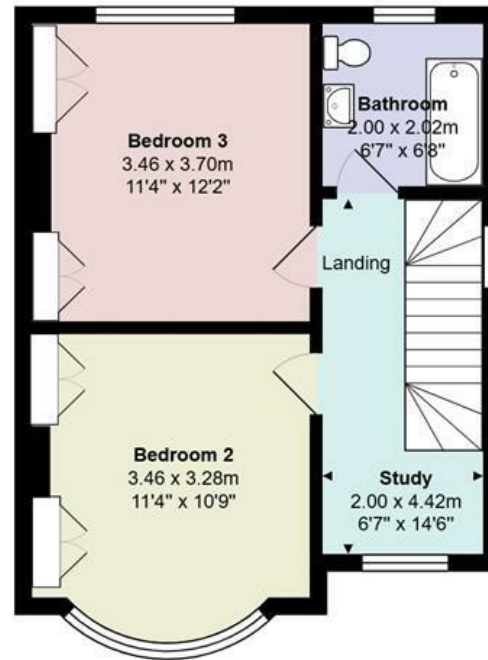








**Ground Floor**  
Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>



**First Floor**  
Area: 40.0 m<sup>2</sup> ... 430 ft<sup>2</sup>



**Second Floor**  
Area: 32.0 m<sup>2</sup> ... 344 ft<sup>2</sup>

**Total Area: 131.9 m<sup>2</sup> ... 1420 ft<sup>2</sup>**

**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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## Alan Hawkins

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