



Wessex Way, Highworth, SN6 7NT

£399,000  
(Subject to Contract)

*Hanley's*

## Wessex Way Highworth SN6 7NT

A well presented four bedroom semi-detached house positioned in a popular cul-de-sac. The property has been extended and provides spacious accommodation which comprises: Entrance hall, living room with bay window to the front, opening into the dining room with double doors leading to the conservatory which provides access to the rear garden. The kitchen/breakfast room is fitted with a range of wall and base units, an integrated fridge and dishwasher, range-style cooker, space for a washing machine, a useful understairs larder cupboard, and doors to both the rear garden and the integrated single garage with power, light and side-hinged garage doors. To the first floor is a re-fitted family bathroom with bath and shower over along with four bedrooms, including a generous main bedroom created from two original rooms. Additional benefits include gas radiator central heating and double glazing. Outside to the front is a lawned garden and driveway parking leading to the garage. The enclosed rear garden offers a patio area with step up to a lawned area with established shrub borders, a further decked seating area and large garden shed.



**1 Bathroom**



**4 Bedrooms**



**1 Reception**

**EPC: C 72**

**Council Tax Band: D**

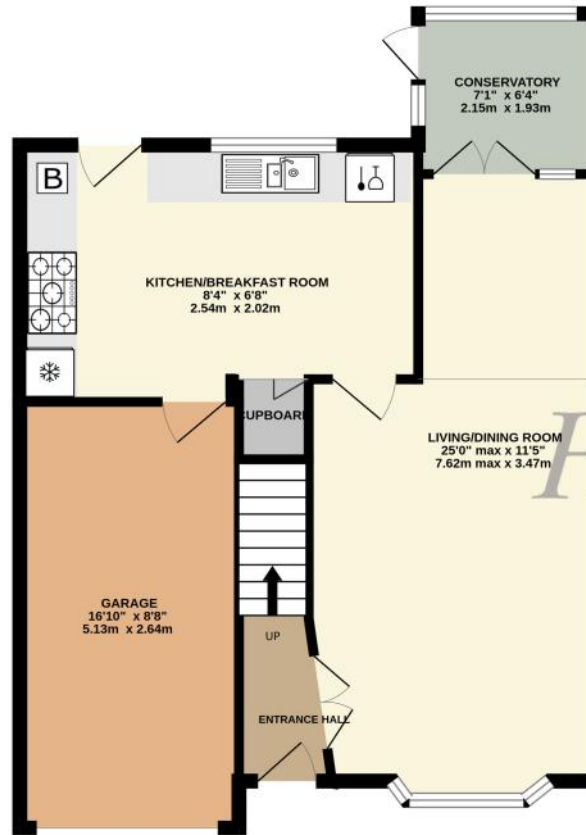
**Tenure: Freehold**



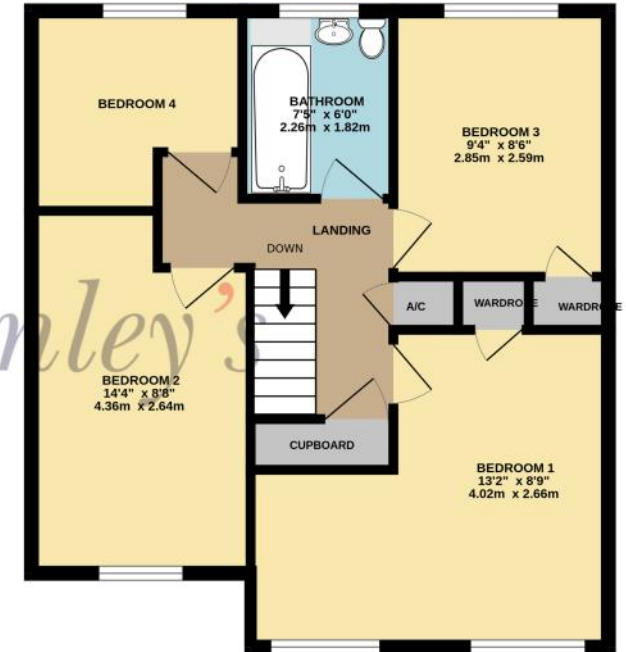
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GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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