

Cloatley Crescent, Royal Wootton Bassett, SN4 7FJ

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PROPERTY SALES & LETTINGS



- 3/4 bedroom Town House
- Ground Floor Study/Bedroom 4
- En-Suite Master Bedroom
- 2 Allocated Parking Spaces to Immediate Rear
- Viewing Recommended.
- Spacious Kitchen/Dining/Family Room
- South Facing Rear Garden
- Two Double Top Floor Bedrooms
- Close to Amenities and Canal Walks

4 Cloatley Crescent
Royal Wootton Bassett, Wilts. SN4 7FJ

£307,500

A versatile three/four bedroom townhouse, pleasantly situated within the popular Beaufort Park development in Royal Wootton Bassett. Conveniently positioned within walking distance of the High Street and its many amenities, this attractive home offers well proportioned accommodation arranged over three floors, together with a southerly facing rear garden and two allocated parking spaces.

The ground floor accommodation comprises an entrance hallway, a modern fitted kitchen/diner with double doors opening directly onto the rear garden, a downstairs cloakroom and a useful home office which offers the flexibility to be utilised as a fourth bedroom if required.

Stairs rise to the first floor where there is a generous sitting room overlooking the front aspect, complete with a contemporary feature fireplace. Also situated on this floor is the principal bedroom, benefiting from fitted wardrobes and an en-suite shower room.

The second floor provides two further double bedrooms, both incorporating fitted wardrobes, along with a family bathroom fitted with a traditional white suite including a bath with shower over.

Outside, the property enjoys an enclosed rear garden with a desirable southerly aspect, thoughtfully arranged for low maintenance. A substantial decked area provides an excellent space for outdoor entertaining, whilst a paved patio and covered seating area offer further opportunities to enjoy the garden. A rear pedestrian gate provides access to two allocated parking spaces.

Further benefits include convenient access to local schools, bus services and the many shops, cafés and amenities available along Royal Wootton Bassett High Street.

A spacious and adaptable home in a sought after residential development, offered with the added advantage of no onward chain. An internal viewing is highly recommended.



Viewings

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

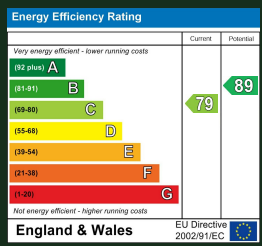
Council Tax: Wiltshire Council

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

Energy Efficiency Rating (England & Wales)

















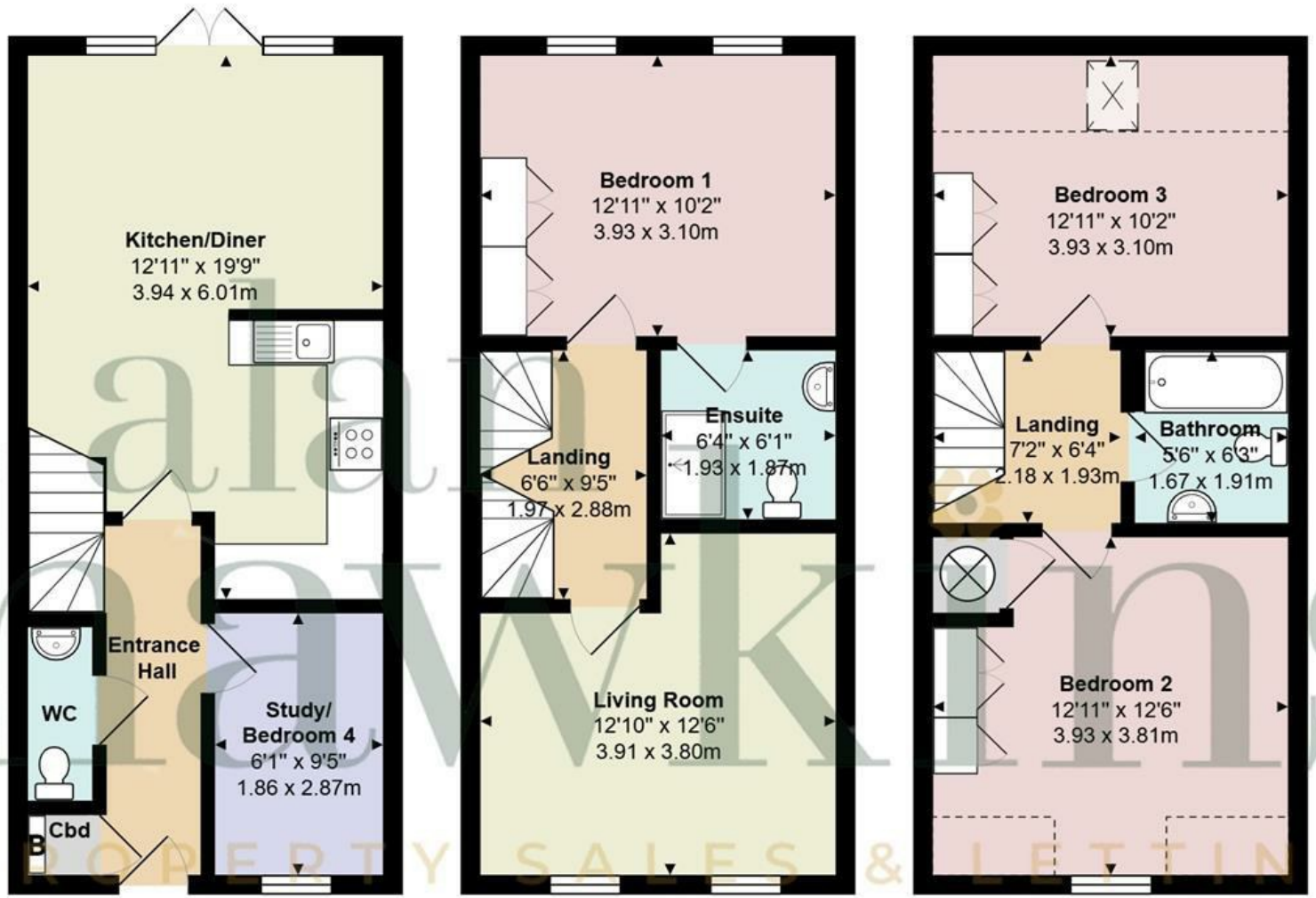









20
ZONE
Wootton
Bassett



Ground Floor
Area: 384 ft² ... 35.6 m²

First Floor
Area: 384 ft² ... 35.6 m²

Second Floor
Area: 384 ft² ... 35.6 m²

Total Area: 1151 ft² ... 106.9 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.
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The Property Ombudsman