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# Beaufort Avenue, Royal Wootton Bassett, Swindon, SN4 7FP

Offers Over £275,000

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Nestled in a tranquil cul-de-sac in the desirable Royal Wootton Bassett, this beautifully presented three-bedroom semi-detached home offers comfortable and modern living with the added benefit of no onward chain.

The ground floor welcomes you with an inviting entrance hall, featuring oak effect laminate flooring, which leads to a convenient downstairs WC. The spacious lounge, measuring 4.45m x 5.33m, offers ample room for both relaxing and dining, complete with oak effect laminate flooring, two radiators, and a UPVc window to the front. Stairs ascend to the first floor, and a door provides access to the well-appointed kitchen/breakfast room.

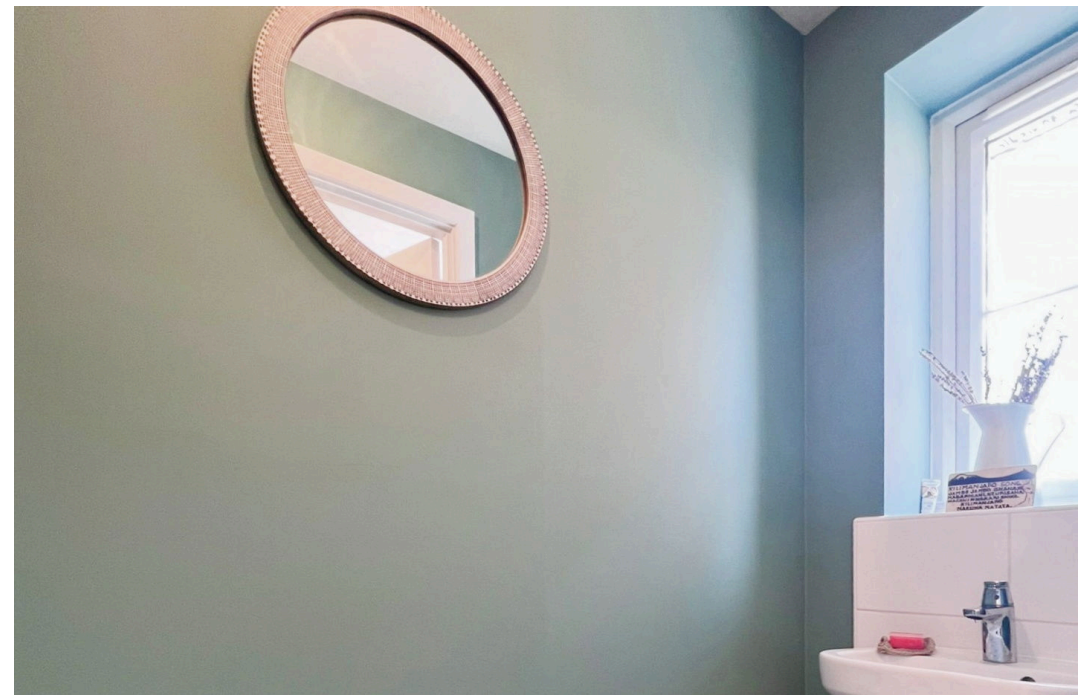
The modern kitchen/breakfast room (2.77m x 4.45m) is equipped with a range of contemporary wall and floor units, a built-in Zanussi electric oven, gas hob, and extractor fan. A UPVc window to the rear overlooks the garden, complemented by a sunken sink and drainer. There is space for a washing machine/dishwasher and a fridge/freezer, alongside vinyl flooring and a large understairs cupboard.

Upstairs, the property features three good-sized bedrooms. Bedroom One (3.53m x 2.46m) is a comfortable double with a UPVc window to the front, storage behind the door, a radiator, and carpeted flooring. This room benefits from a modern en-suite, comprising a wash hand basin, WC, and a single shower cubicle with a mains-fed electric shower, vinyl flooring, and a towel rail.

Bedroom Two (3.23m x 2.46m) is another double bedroom, carpeted and featuring a radiator and a UPVc window overlooking the rear garden. Bedroom Three (2.67m x 1.91m) is a well-proportioned single room with carpeted flooring, a UPVc window to the front, and a radiator.

The family bathroom completes the first floor, offering a three-piece suite including a bath, wash hand basin, and WC. It benefits from a UPVc window to the rear garden, a radiator, and vinyl flooring.

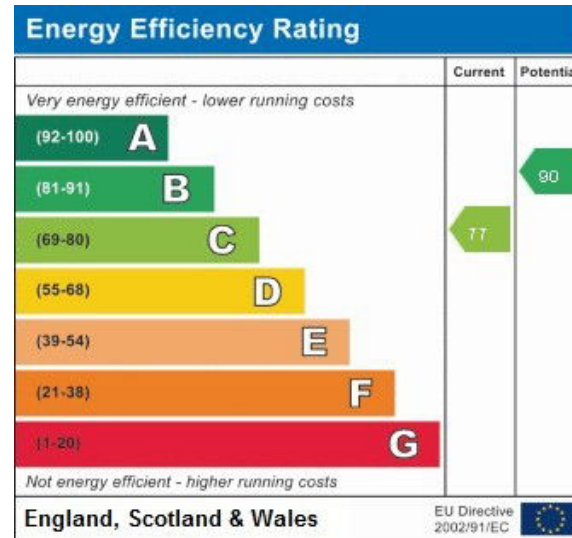
Externally, the property boasts a low-maintenance, split-level rear garden with a North/East facing aspect. An upper terraced patio area provides a perfect spot for summer evenings, while a lower-level





TOTAL FLOOR AREA: 813 sq ft (75.5 sq.m) approx.  
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- Garage
- En Suite to master
- Downstairs W.C
- Parking
- Three good sized bedrooms
- No Chain



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