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22 Springfield Crescent, Royal Wootton Bassett, SN4 7AP

- Extended Three Bedroom Property
- Large Rear Garden
- Generous Driveway
- Far Reaching Views
- Two Additional Garden Rooms
- Open Plan Living Arrangement
- Home Office Space
- Potential For A Fourth Bedroom
- En-Suite Shower Room
- Utility Room & WC



22 Springfield Crescent, Royal Wootton Bassett, SN4 7AP

£499,995

A rare and unique opportunity to purchase such a property in Royal Wootton Bassett which enjoys amazing far reaching views, a large private rear garden and a generous driveway providing parking for several vehicles whilst being just a short walk from the towns High Street.

This fantastic home has been GREATLY EXTENDED to offer a large versatile ground floor living accommodation with the addition of two detached garden rooms - a cosy office space with power, lighting and internet and a 20ft x 14ft summer house/guest room.

The internal layout to the ground floor comprises entrance porch, bay windowed living room, a modern kitchen/diner with integrated appliances including a space for range oven, under stairs WC and a separate utility/boiler room. The internal family room offers an open plan living arrangement with a beautiful 'L' shaped garden room/office space with underfloor heating and air conditioning, a sky lantern roof, recessed downlighters and tri-folding doors which open up to the rear garden.

The first floor has a newly replaced, fully tiled family bathroom, a double bedroom to the front having fitted wardrobes, far reaching viewings and en-suite shower room, bedroom three with fitted wardrobes and a large 17ft dual aspect master bedroom to the rear which could either be split into two rooms or alternatively providing the option to add a second en-suite.

Further benefits of this home include uPVC double glazing and gas radiator central heating. For more information, contact Alan Hawkins Property Sales today.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Royal Wootton Bassett

Royal Wootton Bassett is a thriving Wiltshire Market Town with a population now totalling approximately 12500. The town is generally considered to date from the 681 AD Malmesbury charter, although it may have existed in Roman times. In the 13th century, Alan Bassett created the layout of the 'new' town as he sought to enlarge his then small settlement of Wootton, and thereby gave rise to the present name of Wootton Bassett.

Royal Wootton Bassett is a lively self-contained community with a wide variety of local schools, shops, services and leisure facilities including its own sports centre, the 'Wiltshire Golf Course', just a mile outside of town and a restored stretch of the Wilts and Berks Canal.





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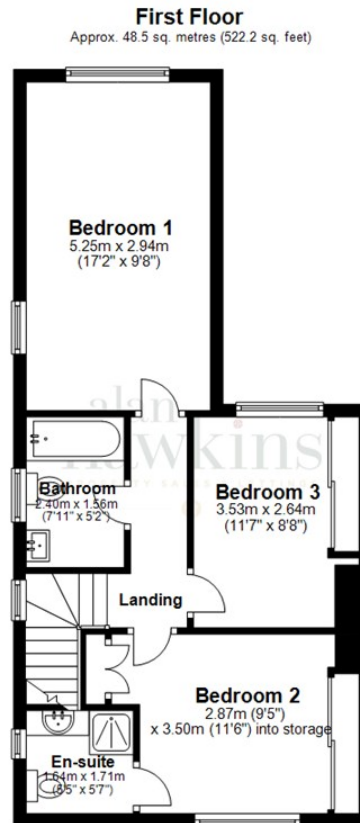
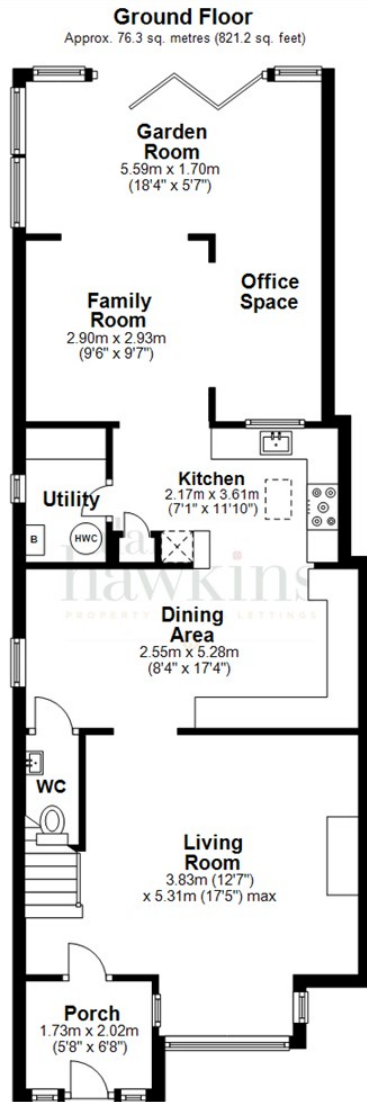
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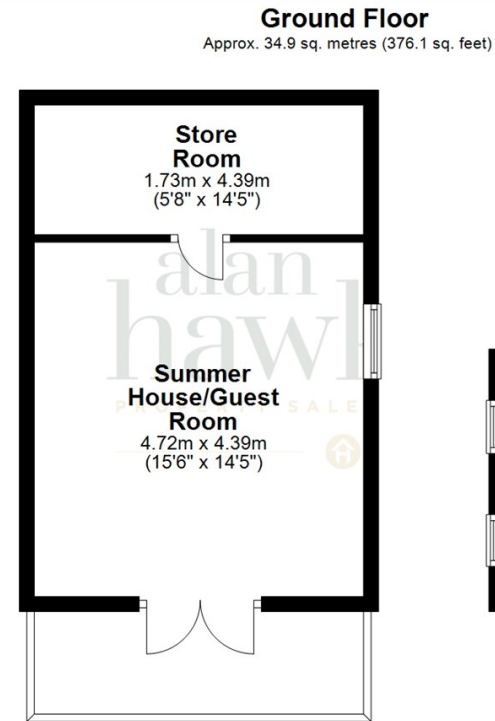






Total area: approx. 124.8 sq. metres (1343.4 sq. feet)

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Total area: approx. 34.9 sq. metres (376.1 sq. feet)

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alanhawkins.co.uk



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