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4 Bedroom Detached Family Home

Aspen Close, Royal Wootton Bassett, Wiltshire, SN4 7HN

Guide Price £385,000

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## Detached Family Home

Royal Wootton Bassett, Wiltshire

- UPDATED AND MODERNISED
- NEW BOILER
- NEW UPVC DOUBLE GLAZING

An improved and altered detached home in the market town of Royal Wootton Bassett Wiltshire. Originally built as a three-bedroom home, this home has been extended to create another bedroom and en-suite shower room. This deceptively spacious family home has been under the same ownership since new. This is a mature plot with enclosed rear gardens and driveway frontage. Access to the towns bustling high street is no bother. Access to the major roads network is also via junction 17 M4 and M5 Via Bristol. The property boasts a favourable position and plot and as a result warrants an internal inspection to appreciate this delightful family home. The property boasts Gas Fired Heating plus uPVC Double Glazing throughout. Viewings are by appointment only through Sole Selling Agents McFarlane 01793 751 044.



## The Market Town of Royal Wootton Bassett

Royal Wootton Bassett was granted royal patronage in March 2011 by Elizabeth II in recognition of its role in the early-21st-century military funeral repatriations that would pass through the town. This honour was officially conferred in a ceremony on 16 October 2011 (the first royal patronage to be conferred upon a town (as distinguished from a borough or county) since 1909. The main road through the town is the A3102, which connects it to Swindon to the east and Melksham to the south-west, a town in the west of the county. The main road out of the town is the B4042, which runs to Malmesbury to the west. The town is also close to Junction 16 of the M4 motorway connecting London with South Wales, allowing easy access to other towns and alike along the length of the M4 corridor.



EPC Rating: 64D

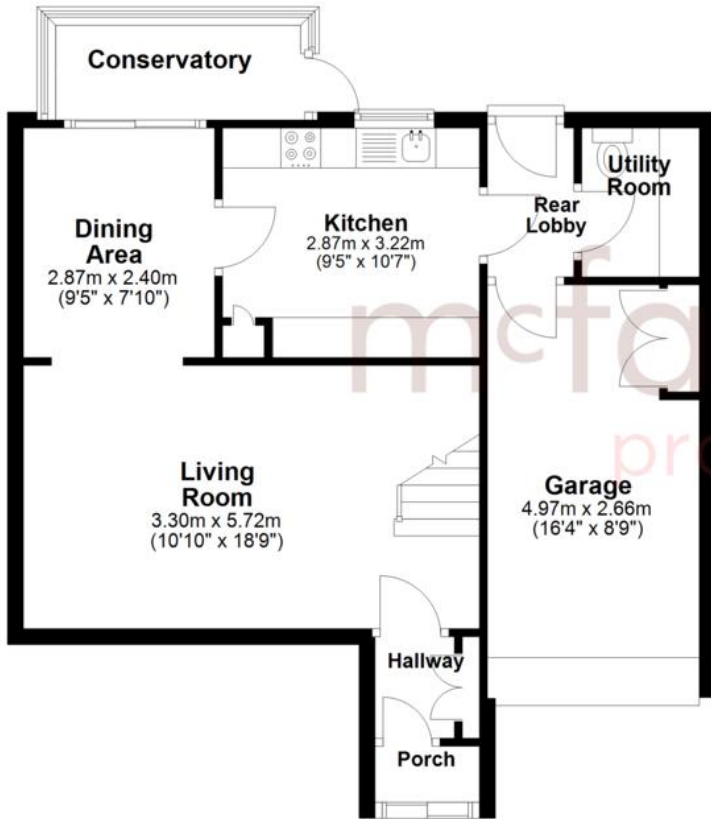
Possible 81 B

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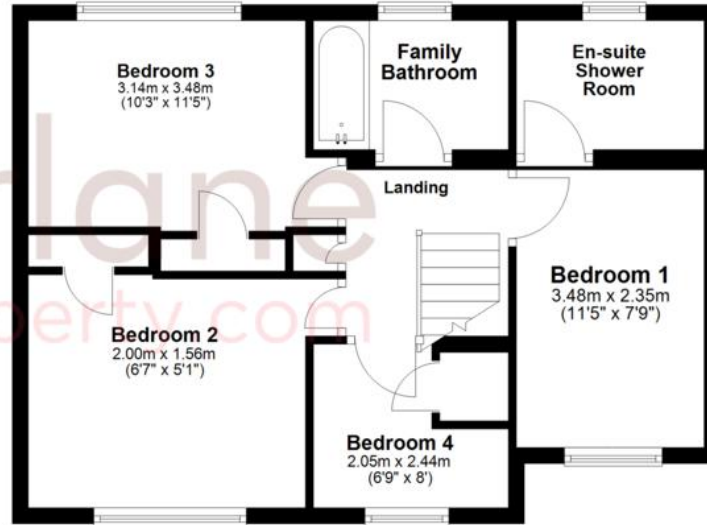
## Ground Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 104.8 sq. metres (1127.8 sq. feet)

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We would be delighted to show you around this property.

**Because every home needs a personal touch.**

**If you would like to view this property then please get in touch.**

📞 01793 751044

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### **Cricklade.**

102 High Street  
Cricklade SN6 6AA

📞 01793 751044

### **Marlborough.**

106 High Street  
Marlborough SN8 1LT

📞 01672 514380

### **Old Town.**

28-30 Wood Street  
Swindon SN1 4AB

📞 01793 296880

### **Swindon.**

The Village Centre,  
Redhouse SN25 2FW

📞 01793 296600

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements