



Wiltshire Leisure Village Vastern, Royal Wootton Bassett, SN4 7PB



- Four Bedroom Semi Detached
- Second Home/Holiday Home
- Eco-Friendly Home
- Impressive Living Room
- Cloakroom
- Impressive Master Bedroom
- Two En-Suites
- Access to 27 Hole Golf Course
- Gymnasium & Swimming Pool
- 999 Year Lease



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Offers in excess of £260,000

****£25,000 REDUCTION**** Our motivated sellers are offering this fine example, four bedroom semi-detached holiday home located on 'The Wiltshire Leisure Village' nestled in the picturesque Wiltshire countryside, just a short drive of historic local landmarks such as Stonehenge, Avebury Stone Circle and the Cotswolds. This home benefits from a 27 hole championship golf course and leisure complex on your door step making this a very attractive second home/holiday rental property. Constructed in 2007 using sustainable timber, the 1500 sq ft of accommodation is spread over three floors incorporating the distinctive turret of the Marlborough design. The accommodation comprises an inviting entrance hall with double doors to a spacious octagonal living space, a well equipped kitchen with access to the rear patio area, downstairs WC, three bedrooms to the first floor including an en-suite shower room and family bathroom and an impressive master bedroom to the second floor with en-suite bathroom and far reaching views. There is a private low maintenance patio area to the rear and communal gardens beyond. As part of the lease agreement, there are two golf passes and four leisure passes for the indoor swimming pool and state-of-the-art gymnasium. Further attributes include double glazing, an energy efficient heat exchange central heating system and ample parking to the front.

Whether you are a keen golfer looking for a rural retreat or looking to invest in holiday lets then look no further, call Alan Hawkins Property Sales today on 01793 840222 to arrange a viewing.

Canopied front entrance with uPVC front entrance door gives access to the

Entrance Hall

Skimmed and coved ceiling. Two pendant lights. uPVC double glazed window to the front elevation. Double radiator. Wood laminate flooring. Double doors through to the lounge. Telephone point. Wall mounted thermostat control unit. Panelled door to the

Cloakroom

Skimmed ceiling. Ceiling light. uPVC obscure double glazed window to the front elevation. Wall mounted trip switch unit. Tiled flooring. Vanity wash hand basin. Close coupled w.c. with tiled splashback. Chrome heated towel rail.

Panelled door to the

Kitchen/Breakfast Room

18'2 max x 13'8 (5.54m max x 4.17m)

Skimmed ceiling. Six LED down lights. Oak fronted matching wall and base units under a contrasting stone effect rolled top work surface with inset stainless steel sink with drainer to the side. Integrated 'Hoover' dishwasher. Integrated 'Neff' dish washer. Further units comprise five single units, one drawer unit and wine rack. Further base units. Integrated double oven. Five single wall units and two glass fronted display cabinets. Integrated 'Neff' halogen hob with cooker hood over. Tiled flooring. uPVC double glazed window to the rear elevation. Space for free standing fridge/freezer. uPVC partially glazed door with side picture window to the rear.

Open doorway through to the

Living Room

20'4 max x 20'4 max (6.20m max x 6.20m max)

Three uPVC double glazed windows and uPVC French doors to the rear. Two double radiators. Two wall up lights. Oak flooring with double door return to the entrance hall. Telephone point. Television point. Skimmed and coved ceiling. Nine recessed LED down lights.

Carpeted staircase rises to the

First Floor Landing

Skimmed and coved ceiling. Two pendant lights. uPVC double glazed window to the front elevation. Storage cupboard with slatted shelving. Loft access to the loft storage. Panelled door to

Bedroom Two

12'9 max x 12'7 max (3.89m max x 3.84m max)

Skimmed and coved ceiling. Pendant light. Two uPVC double glazed windows. Double radiator. Television point. Double doors to the built-in wardrobe. Telephone point. Door to the

En-suite Shower Room

Skimmed ceiling. Ceiling light. Extractor fan. Shower cubicle with glass shower screen with tiled surrounds and plumbed shower. Close coupled w.c. Pedestal wash hand basin. Tiled flooring. Chrome heated towel rail. Shaver point.

Bedroom Four

11'4 x 7'6 (3.45m x 2.29m)

Skimmed and coved ceiling. Pendant light. Two uPVC double glazed windows to the front elevation. Single radiator. Television point. Fitted carpet. Built-in wardrobe with hanging space and shelving.

Bathroom

Skimmed ceiling. Ceiling light. Three piece white suite comprising panelled bath, pedestal wash hand basin and close coupled w.c. Fully tiled surround. Plumbed shower. uPVC double glazed window to the front elevation. Chrome heated towel rail. Tiled flooring. Extractor fan. Shaver point.

Bedroom Three

9'11 x 8'11 (3.02m x 2.72m)

Double doors to the airing cupboard housing a 'Daikin' heat exchange unit with a hot water cylinder and panelled door to a fitted storage cupboard with shelving. Further door to the wardrobe with hanging space and shelving. Fitted carpet, Telephone point. uPVC double glazed window to the rear elevation.

Carpeted staircase to the

Second Floor Landing

Skimmed and coved ceiling. Pendant light. Door to the

Master Bedroom

20'4 max x 12'1 min (6.20m max x 3.68m min)

Skimmed and coved ceiling. Four uPVC double glazed windows with poles and curtains. Drop down loft hatch. Bi-fold door to the built-in wardrobe with hanging space and shelving. Door to the

En-Suite Bathroom

Skimmed ceiling. Sun tube. Ceiling light. Extractor fan. Fully tiled surrounds. Chrome heated towel rail. Shower bath with glass shower screen and plumbed shower. Pedestal wash hand basin. Tiled flooring. Shaver point.

Outside

Rear and side patio with outside timber storage enclosed by close board fencing and picket fencing. Outside lighting.

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







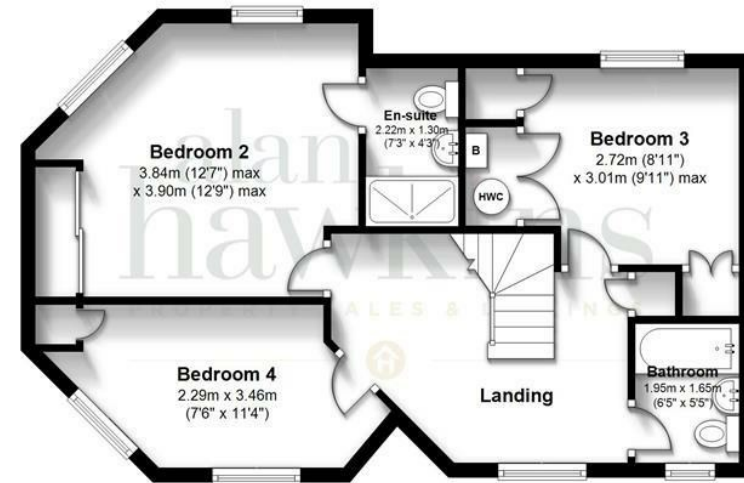
Ground Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



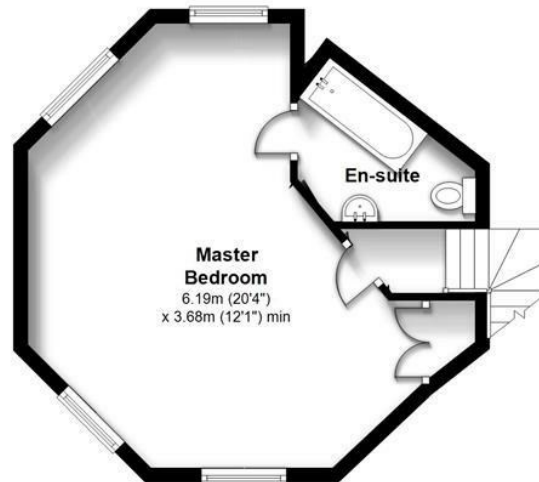
First Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 144.7 sq. metres (1557.9 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
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