



37 High Mead, Woodshaw, Royal Wootton Bassett, SN4 8LP

- Four Bedroom Detached
- Detached Double Garage
- Generous Driveway Parking
- Open Plan Kitchen/Diner
- Utility Room
- Cloakroom
- Generous Living Room
- Conservatory
- En-Suite Shower Room
- Far Reaching Views



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£369,995

Sole agents Alan Hawkins Property Sales are pleased to offer this impressive and spacious four bedroom detached family home with detached double garage on an elevated position offering far reaching views, an established and favoured residential location in the market town of Royal Wootton Bassett. Constructed in the early 80's with solid internal walls, this property comprises an entrance hall, cloakroom, open plan kitchen/diner with separate utility room, a large dual aspect 20ft bay window living room and conservatory. To the first floor is a family bathroom and four good size bedrooms, all with fitted wardrobes including an en-suite shower room to the master and beautiful distant views of Broad Town downs as previously mentioned from both bedrooms one and two. The property itself positioned on a generous plot offers parking for several vehicles to the side as well as a double garage with eaves storage over. There is a fully enclosed rear garden with patio and raised grass area and the inclusion of a timber framed insulated work shop/office space with power and lighting. Further attributes also includes uPVC double glazing and gas radiator central heating. All-in-all an impressive property that is sure to please.

uPVC front door to the

Entrance Hall

Fitted carpet. Textured ceiling. Pendant light. Double panelled radiator. Carpeted staircase to the first floor landing. uPVC double glazed window to the side elevation. Door to the

Cloakroom

Laminate flooring. Skimmed ceiling. Pendant light. Obscure uPVC double glazed window to the front elevation. Single panelled radiator. Corner wash hand basin. Low level w.c. Trip switch housing unit.

Kitchen/Diner

9'6" x 8'11" (2.90m x 2.72m)

Vinyl tiled flooring. Skimmed ceiling. Four way track spot lights. Panelled radiator. uPVC double glazed window to the front elevation. Two side roll top work surfaces. Breakfast bar. One and half bowl sink and side drainer. Oven with four ring gas hob and extractor over. Space and plumbing for dishwasher. Cupboards under. Cupboards over. Tiled surround. Additional rolled top work surface with cupboards over and under. Tiled splashback surround.

Dining Area: Fitted carpet. Skimmed ceiling. Pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator. Door to under stair storage. Double glass panelled doors to the living room.

Utility Room

Vinyl tiled flooring. Skimmed ceiling. Single pendant light. Obscure uPVC double

glazed door to the side. uPVC double glazed window to the front elevation. Work surfaces. Stainless steel sink and side drainer. Space and plumbing for washing machine. Tiled splashback surround with cupboard under. Second rolled top work surface with space for tumble dryer. 'Potterton' boiler.

From the entrance hallway, door to the:

Living Room

20'0" x 11'9" (6.12m x 3.59m)

Fitted carpet. Skimmed ceiling. Two pendant lights. Dual aspect with uPVC double glazed windows to the front and rear elevations. Two double panelled radiators. Electric recessed flame effect fireplace. uPVC double glazed door to the

Conservatory

9'1" x 13'9" (2.77m x 4.21m)

Fitted carpet. Polycarbonate roof with ceiling fan and light. Three radiators. Brick based conservatory with uPVC double glazed windows surround. uPVC double glazed French doors to the rear.

From the entrance hall a carpeted staircase rises to the

First Floor Landing

Fitted carpet. Textured ceiling, Single pendant light. Loft hatch to loft storage space.

Master Bedroom

13'8" x 11'0" (4.17m x 3.36m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation with far reaching views. Single panelled radiator. Fitted wardrobes. Door to the

En Suite Shower Room

Laminate flooring. Textured ceiling. Pendant light. Extractor fan. Obscure uPVC double glazed window to the front elevation. Single panelled radiator. Heated towel rail. Suite comprising low level w.c. Wash hand basin. Double shower cubicle with fully tiled surrounds and plumbed shower.

Bedroom Four

7'4" x 8'2" (2.26m x 2.51m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator. Door to storage cupboard with shelving.

Bedroom Three

8'10" x 9'7" (2.71m x 2.93m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator. Door to further storage cupboard with shelving and hanging rail.

Bedroom Two

10'10" x 7'5" (3.31m x 2.27m)

Fitted carpet. Textured ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator. Door to storage cupboard with shelving and hanging rail.

Family Bathroom

Laminate flooring. Textured ceiling. Two spot lights. uPVC obscure double glazed window to the front elevation. Single panelled radiator. Heated towel rail. Suite comprising bath with plumbed shower over. Fully tiled surround. Low level w.c. Wash hand basin.

Outside To The Front

Neatly laid with pathway leading to the front door with two steps and railing. Side gated access leading to the rear garden.

Double Garage

16'9" x 16'10" (5.11m x 5.14m)

Two up and over doors. Power and lighting. uPVC obscure double glazed window to the rear. Private driveway for approximately five cars and turning area.

Rear Garden

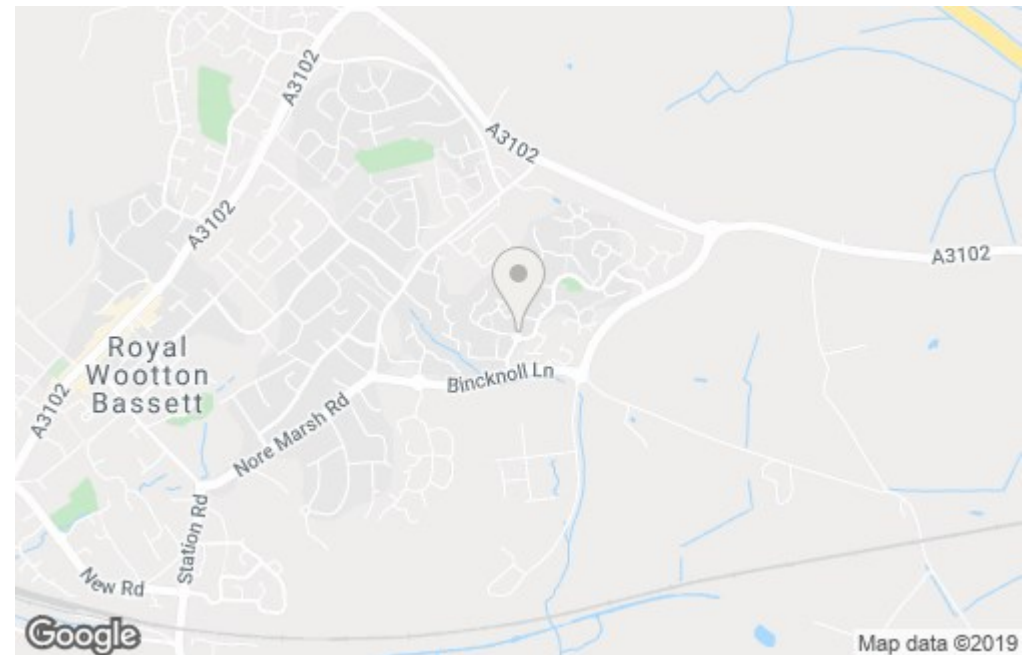
Rear gated access leading to patio area. Timber framed workshop included which is fully insulated with power and lighting. Paved area leading to the rear garden. Raised garden bed with low brick walling. Laid to lawn with wood chip flower and shrub borders. Fully enclosed by close board fencing. Additional timber framed shed.

Viewing

By appointment through Alan Hawkins Property Sales Tel 01793 840222

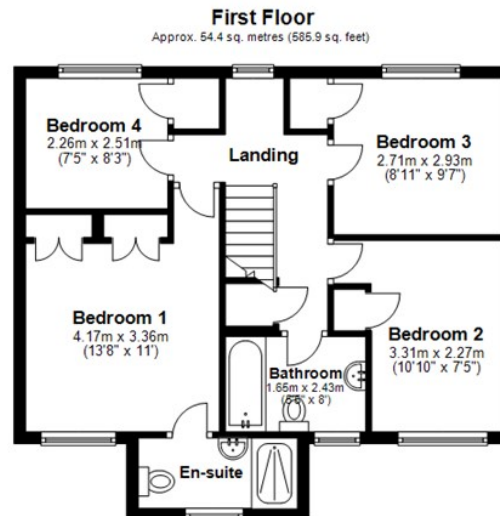
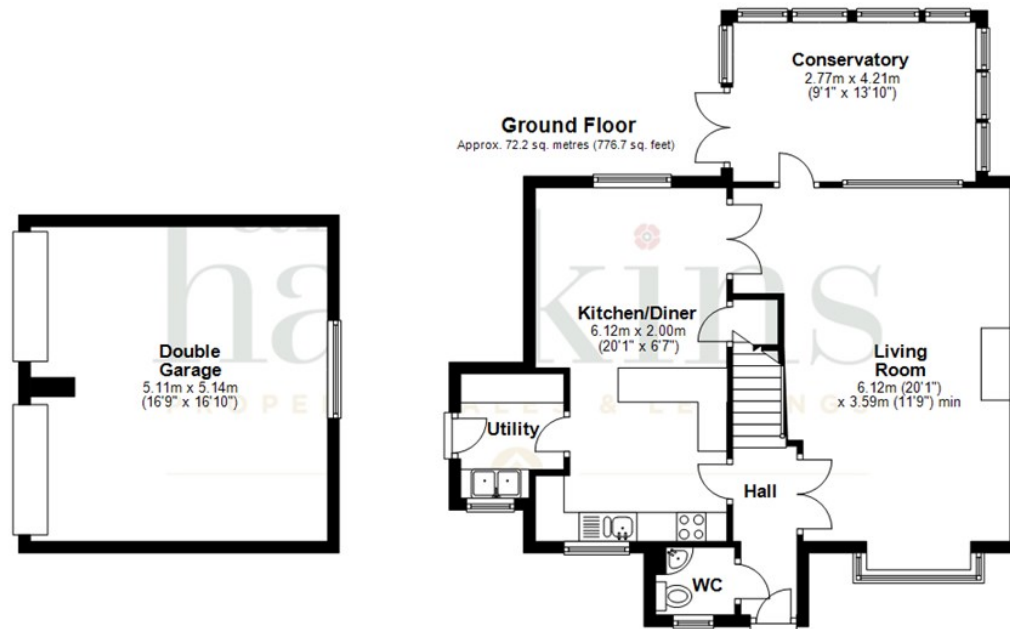
Tax Banding

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER Tel: 0300 4560109









Total area: approx. 126.6 sq. metres (1362.6 sq. feet)

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