



12 Glebe Road, Royal Wootton Bassett, SN4 7DU

- 4 Bedroom Detached
- 3 Receptions
- Utility Room
- Cloakroom
- Refitted Kitchen
- Short Walk from High Street
- Elevated Views to the Rear
- Off Road Parking + Garage
- Gardens Front & Rear
- Viewing Recommended.



12 Glebe Road, Royal Wootton Bassett, SN4 7DU

£345,000

A surprisingly spacious 4 bedroom DETACHED house (non-extended) with 3 RECEPTION ROOMS situated in a popular location just a SHORT WALK from the main High Street. Having been occupied since new by the current owner (35 years), this well maintained and beautifully presented property comprises a generous entrance hall with cloakroom, a spacious living room with a limestone fireplace, dining room, a refitted kitchen (2 years ago), separate utility room and sun room to the rear. To the first floor are 4 bedrooms all with fitted wardrobes with bedrooms 2&3 both enjoying far reaching views to the rear, there is a family bathroom and en-suite facilities to the master bedroom. To the outside is a well stocked, mature rear garden, being private and enclosed, whilst to the front is a garden laid to lawn and a driveway providing 2 car parking and leads to the attached garage with internal access to the property. Further attributes include uPVC double glazing and gas central heating. All-in-all a pleasing property where an internal viewing is highly recommended. Call Alan Hawkins Property Sales Today.

uPVC partially glazed front entrance door gives access to the entrance hallway.

Entrance Hallway

Textured ceiling. Ceiling light. Dado rail. Fitted carpet. Single radiator. uPVC double glazed window to the side elevation. Carpeted staircase to the first floor landing. Panelled door to a cloakroom.

Cloakroom

Obscure top hung uPVC double glazed window to the front elevation. Coloured suite comprising close coupled WC, wash hand basin with tiled splash back. Dado rail. Wood laminate flooring. Single radiator.

From the hallway, glazed wooden style panelled door to the living room.

Living Room

17'10 x 11'3 (5.44m x 3.43m)

Textured and coved ceiling. Pendant light. uPVC double glazed box bay window to the front elevation. Double radiator. Fitted carpet. Feature gas flamed fire with Portuguese limestone hearth and surround with mantel over. Television point. Virgin cable television point, (subject to contract). Wall mounted thermostat control. Open to the dining room.

Dining Room

11'9 x 9'4 (3.58m x 2.84m)

Textured and coved ceiling. Pendant light. Fitted carpet. uPVC sliding patio doors to the rear garden. Single radiator.

From the hallway, open doorway to the kitchen.

Kitchen

11'8 x 7'9 (3.56m x 2.36m)

Textured ceiling. Six recessed down lights. Modern refitted kitchen with grey fronted matching wall and base units under contrasting laminated work surfaces with inset four ring gas hob with cooker hood over. Sink with drainer to side. Integrated 'Zanussi' dishwasher. Base units comprising, one double, one corner cupboard with pull-out shelves. Pan drawer units with further internal concealed pull-out cutlery drawers. Further base units comprising, one single, one double. 'Beko' mid height double oven. Wall units comprising, one single, two doubles. uPVC double glazed top hung window to the rear elevation. Tiled surrounds. Under pelmet LED lighting. Tiled effect vinyl flooring. Panelled door to an under stairs storage cupboard housing a consumer trip switch unit. Open doorway to the utility room.

Utility Room

9'7 x 5'3 (2.92m x 1.60m)

Textured ceiling. Six LED down lights. Matching units under roll top stone effect work surface with under surface appliance space with plumbing for a washing machine. Base units comprising, two single, one large larger cupboard. Integrated 'Zanussi' fridge. Separate 'Zanussi' freezer. Single radiator. Tiled effect vinyl flooring. Glazed door to the sun room. Glazed personal door to the garage/storage.

Sun Room

11'6 x 9'5 (3.51m x 2.87m)

Textured ceiling. Two ceiling lights, One wall up-light. Fitted carpet. Single radiator. Corner louvre door cupboard housing a 'Ideal' boiler supplying the domestic hot water and central heating. uPVC double glazed picture window to the rear elevation and uPVC sliding patio door to the rear patio.

Carpeted staircase to the first floor landing.

First Floor Landing

uPVC top hung double glazed window to the side elevation. Fitted carpet. Dado rail. Loft hatch with pull down loft ladder to a partially boarded loft storage space with lighting. Panelled door to an airing cupboard with a lagged hot water cylinder with an immersion heater, slatted shelving and timer controls for the domestic hot water and central heating. Panelled door to the master bedroom.

Master Bedroom

12'5 x 9'10 (3.78m x 3.00m)

Textured ceiling. Two pendant lights. uPVC double glazed window to the front elevation. Single radiator. Fitted carpet. Built-in bedroom furniture comprising one double, one single wardrobe with hanging space and shelving. Fitted dresser unit. Panelled door to en-suite shower room.

En-Suite Shower Room

Textured ceiling. Ceiling light. Shower cubicle with plumbed shower, tiled surround. Extractor fan. Vanity wash hand basin. Radiator. Fitted carpet.

Bedroom Two

9'7 x 9'5 (2.92m x 2.87m)

Textured ceiling. Pendant light. Fitted carpet. Single radiator. uPVC picture window to the rear elevation with elevated views. Two single wardrobes with mirror fronted doors and top box storage.

Bedroom Three

9' x 7'9 (2.74m x 2.36m)

Textured ceiling. Pendant light. uPVC top hung double glazed window to the rear elevation with elevated views. Single radiator. Fitted carpet. Built-in wardrobe with top box storage and double mirror fronted doors.

Bedroom Four

9'7 x 7'4 (2.92m x 2.24m)

Textured ceiling. Pendant light. Dual aspect with uPVC double glazed window to the front elevation and uPVC top hung double glazed window to the side elevation. Fitted carpet. Single radiator. Double wardrobe with mirror fronted doors and built-in dresser unit.

Garage

13'8 x 9'10 (4.17m x 3.00m)

Up and over door.

Outside to the rear

South west aspect. Full width large sun patio. Timber garden shed to side. Garden laid

to lawn with well stocked flower borders. Ornamental water feature. Raised sun deck. Enclosed by panel fencing and close board fencing. Outside cold water tap.

Outside to the front

Tarmac driveway providing off road parking for two vehicles. Canopy front entrance with outside lighting. Front garden laid to lawn with flower borders.

Council Tax - Wiltshire Council

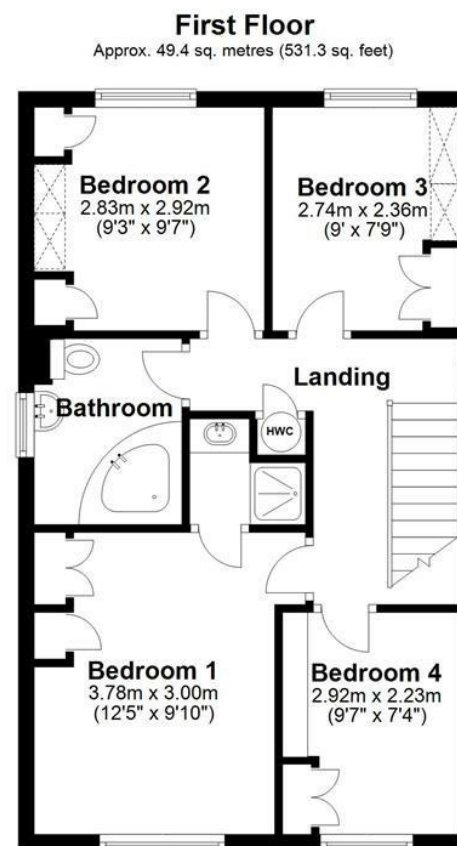
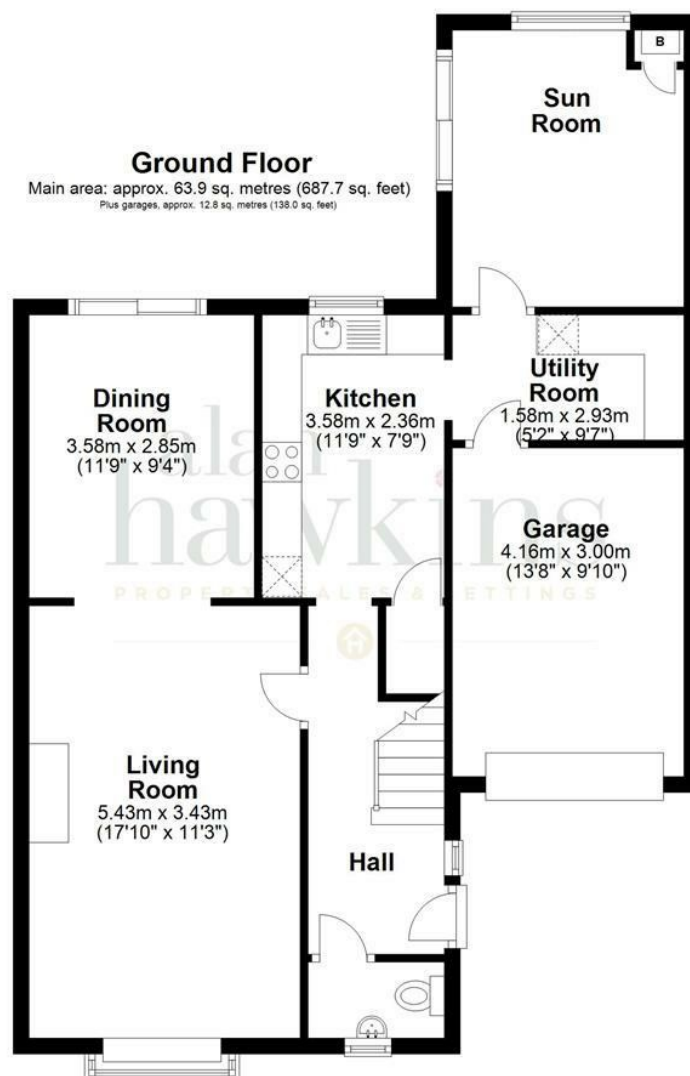
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

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







Main area: Approx. 113.2 sq. metres (1219.0 sq. feet)
Plus garages: approx. 12.8 sq. metres (138.0 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.
Plan produced using PlanUp.

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26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



Energy Efficiency Rating		
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Potential	Current	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO₂ emissions A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Potential	Current	