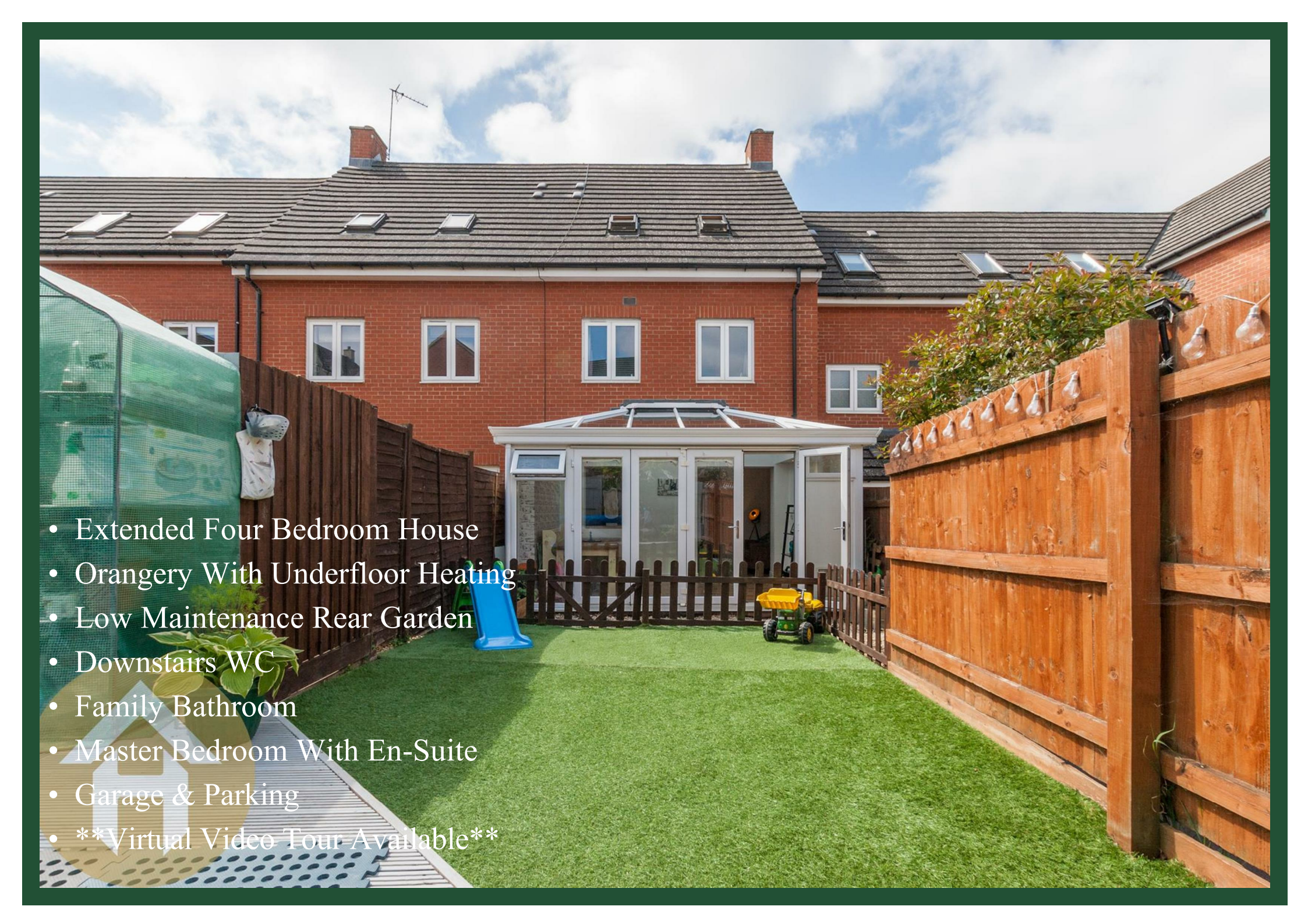




152 Cloatley Crescent, Royal Wootton Bassett, SN4 7FJ

- 
- Extended Four Bedroom House
 - Orangery With Underfloor Heating
 - Low Maintenance Rear Garden
 - Downstairs WC
 - Family Bathroom
 - Master Bedroom With En-Suite
 - Garage & Parking
 - **Virtual Video Tour Available**

152 Cloatley Crescent, Royal Wootton Bassett, SN4 7FJ

£274,995

An attractive and spacious 4 bedroom town house with a high-quality 'Leekes' 'Orangery with UNDERFLOOR HEATING and BI-FOLDING DOORS located in the popular town of Royal Wootton Bassett.

Positioned at the front of this development enjoying a small permanent green on the doorstep, this property offers internally to the ground floor, an entrance hallway with stairs to the first floor landing, WC, kitchen and a good size living room with an opening to a stunning rear orangery benefiting underfloor heating including bi-folding doors opening to the rear garden.

The first floor landing has a second staircase to the second floor, a family bathroom and two generous double bedrooms both having fitted wardrobes. The master bedroom is generous in proportion, enjoys a large en-suite shower room and neighbours bedroom four, a perfect nursery, study or single bedroom.

Outside and to the rear is a lovely low maintenance, fully enclosed garden laid to artificial grass and a decked entertainment area to the rear. Gated access then leads to the allocated parking space in front of the garage under a coach house. Further attributes include uPVC double glazing and gas radiator central heating.

For more information, to request a virtual video tour and to arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840 222

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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

Virtual Video Tour

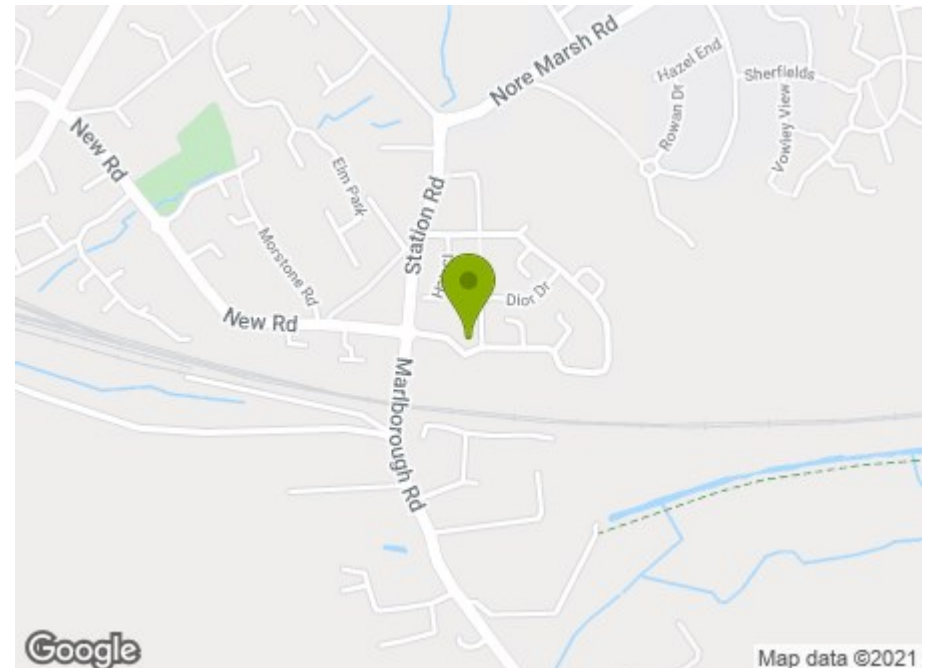
A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.

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



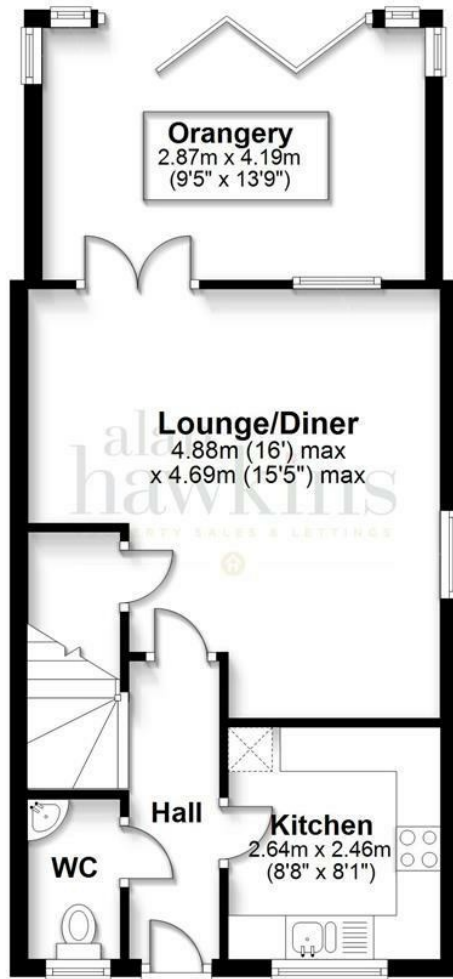






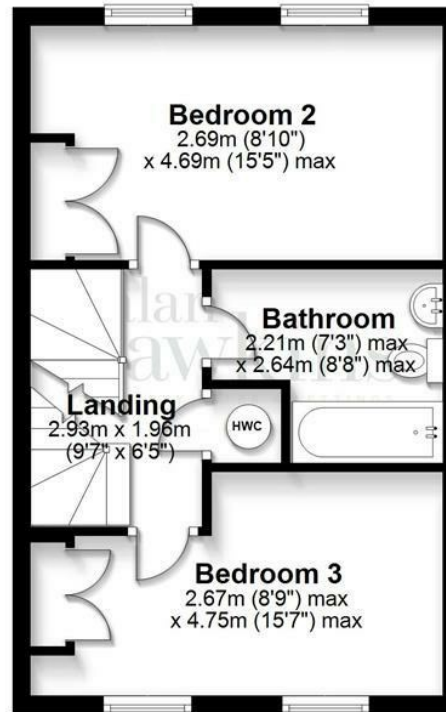
Ground Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



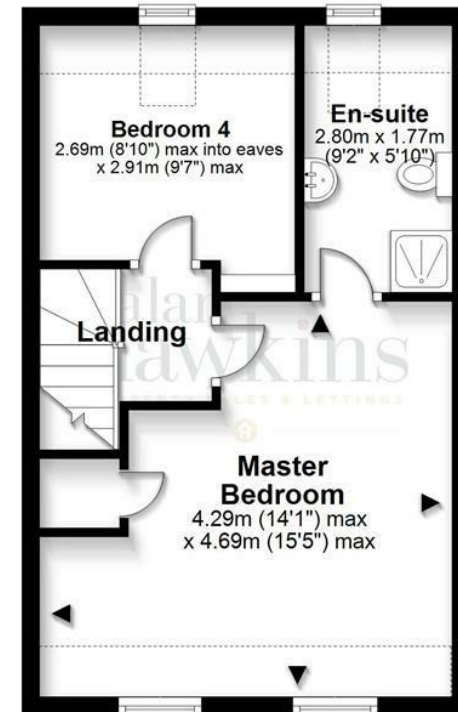
First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Second Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 121.0 sq. metres (1302.9 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.

Plan produced using PlanUp.

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

alanhawkins.co.uk



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

