



Garraways, Royal Wootton Bassett
Offers Over £380,000

A Stylishly Presented DETACHED family home located within Royal Wootton Bassett. This delightful

SHOW HOME CONDITION & PRESENTATION - Possibly One Of The Most Stylishly Presented DETACHED family homes in the Woodshaw development of Royal Wootton Bassett. This delightful property has been refurbished throughout to an exceptional standard by the current homeowners. Attributes include: Large corner plot SOUTH WESTERLY FACING gardens, 3 BEDROOMS, block paved driveway providing ample off street parking + a single garage.* THE IMPRESSIVE LIVING ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL * CLOAKROOM / W.C. * A SPACIOUS LIVING ROOM WHICH IN TURN IS 'OPEN PLAN' TO THE MODERN FITTED KITCHEN/BREAKFAST AREA + A LARGE GARDEN ROOM/CONSERVATORY WITH WONDERFUL VIEWS OVERLOOKING THE PROFESSIONALLY LANDSCAPED REAR GARDEN. TO THE FIRST FLOOR THERE ARE 3 BEDROOMS + A MODERN & STYLISH BATHROOM.

The Vibrant Town Of Royal Wootton Bassett - Originally A Saxon Holding In the year 681 'Wodeton', eventually passing to Lord Of The Manor 'Alan Bassett in the year 1200.

Royal Wootton Bassett has lots to love and offer and in turn provides a superb sense of community spirit and in our professional opinion is one of the most favorable places to live within the North Wiltshire area. The town also provides some fantastic travelling routes such as excellent access to Junction 16 of the M4 Motorway as well as being approximately 7 miles away from Swindon Town Centre, The Designer Outlet Village and the Railway Station. It also has one of the most reputable secondary schools within the South West Of England which can be found within a short walk/commute away. In addition you

property has been refurbished throughout to an exceptional standard. Attributes include: Large corner plot gardens,3 BEDROOMS,driveway parking + single garage | Freehold **SOLD**

have the convenience & pleasure of being within close proximity to Jubilee Lake which benefits from having a natural habitat of wildlife, woodland as well as a tranquil setting for keen anglers and those who wish to walk the dog or simply a stroll or run around the lake and park. A perfect day out with the family!

To fully appreciate this outstanding home, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



GROUND FLOOR
 100'0" (30.48M) BY 100'0" (30.48M) FEET



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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		74	86
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.