



Eastwood Avenue, Royal Wootton Bassett, SN4 8BX

guide price **£495,000**

**richard
james**



COMPLETE CHAIN!!

Introducing a stunning detached house that exudes elegance and charm. This exceptional property boasts four spacious bedrooms and two well-appointed modern bathrooms, providing ample space for comfortable family living.

As you step inside, you are welcomed by a large entrance hall leading onto a study space, and open-plan kitchen/diner that effortlessly combines modern design with a homely feel. Further to this is a utility room and 21ft living room creating the perfect backdrop for both relaxation and entertaining all the family.

The first floor offers a beautifully finished family bathroom, bedroom one with walk-in wardrobe and en-suite shower room, bedroom two with a fantastic built in cabin bed excellent for the little ones to enjoy, and a further two double bedrooms.

Outside, a beautifully landscaped garden with wild gardens awaits, providing a private retreat where you can unwind and enjoy the beauty of nature. There is a decked BBQ area for all the family to enjoy with a fantastic summer house/lodge complete with power, lighting, air-con and Wi-Fi, making it the perfect work from home space.

The driveway to the front provides parking for three plus vehicles with PLANNING PERMISSION ALREADY APPROVED for a DETACHED DOUBLE GARAGE to the side.

Further attributes include outdoor power socket suitable for EV charging, a one-year-old boiler, automatic electric roller blinds, app enabled door lock and 16 privately owned solar panels.

Don't miss the opportunity to make this house your forever home.

call us for a free
valuation on your property

rwb@richardjames.uk

High Street | Royal Wootton Bassett
| SN4 7AY



richard
james



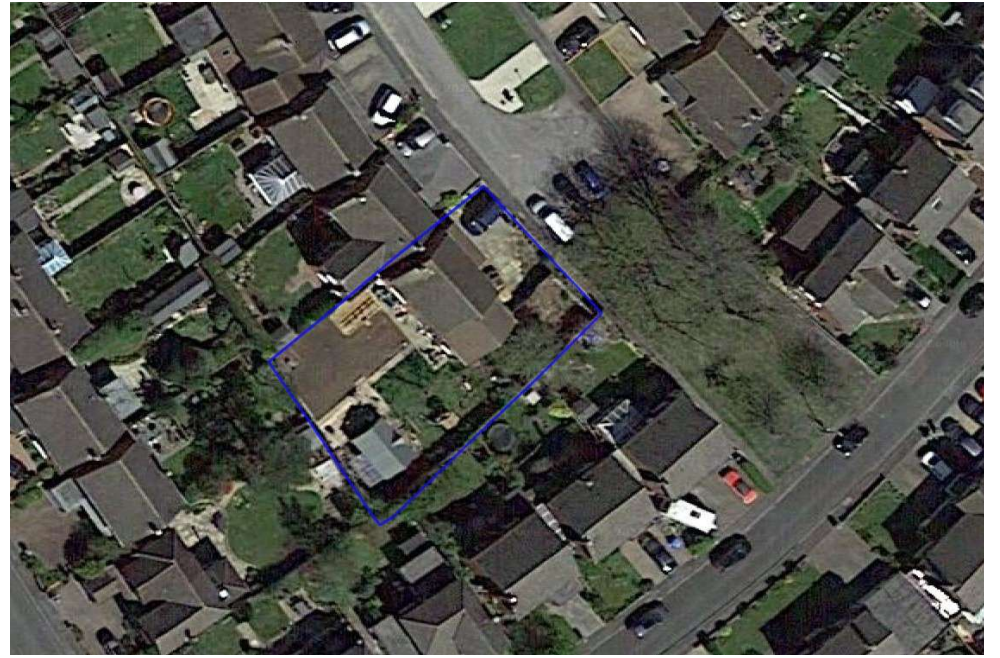


richard
james

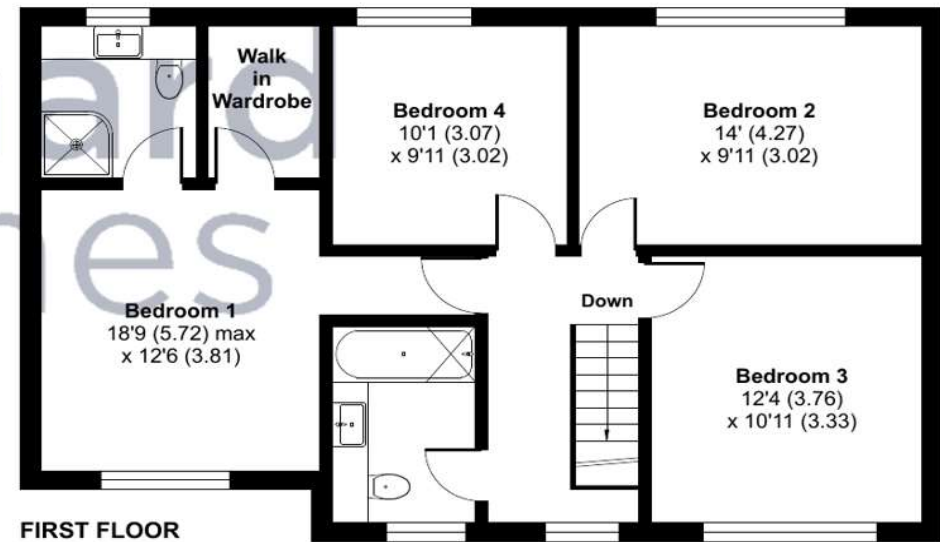
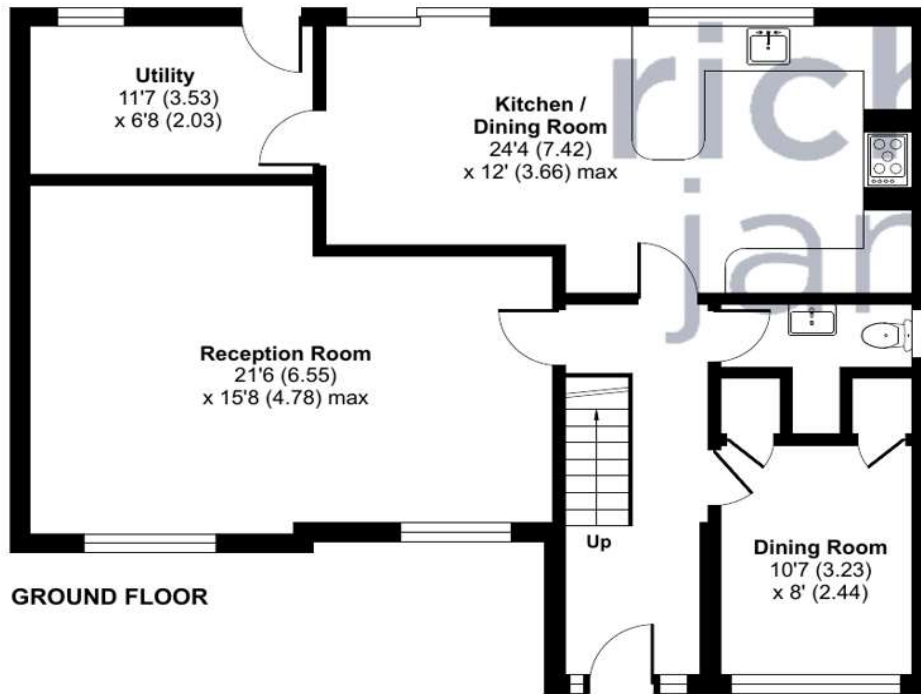
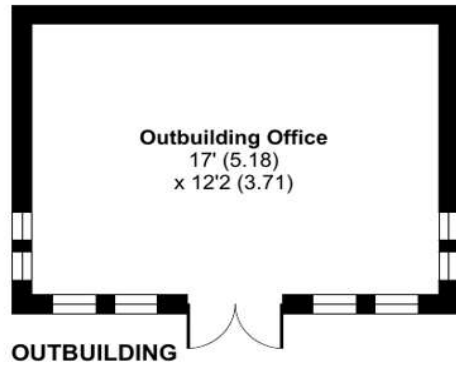




richard
james



Approximate Area = 1721 sq ft / 159.8 sq m
Outbuilding = 207 sq ft / 19.2 sq m
Total = 1928 sq ft / 179 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Richard James. REF: 1064503

exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

call us for a free
valuation on your property

rwb@richardjames.uk

High Street | Royal Wootton Bassett | SN4 7AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	