



Longleaze, Royal Wootton Bassett, SN4 8AS

offers in excess of **£365,000**

**richard
james**



Introducing a stunning bay-fronted semi-detached house, perfectly located in the heart of Royal Wootton Bassett, just moments from a variety of amenities. Impeccably maintained throughout, this property also offers significant potential for extension, subject to planning permission.

The inviting accommodation features a spacious reception hall, a comfortable sitting room complete with a charming log burner, and double doors that lead into a light-filled dining room, opening onto the garden through elegant French doors. The modern kitchen is both stylish and practical.

On the first floor, you'll find three well-proportioned bedrooms and a bathroom suite equipped with his-and-hers sinks. The property benefits from gas central heating and double glazing throughout.

Outside, a generous gravelled driveway provides off-road parking for several vehicles, complemented by a large garage with additional storage behind. The beautifully landscaped rear garden boasts both patio and lawn areas, creating an ideal space for outdoor relaxation and entertaining.

Occupying a substantial plot, the property features driveway parking to the front and side for at least three vehicles, along with a relatively private rear garden measuring approximately 55 feet in length.

Welcome Home...







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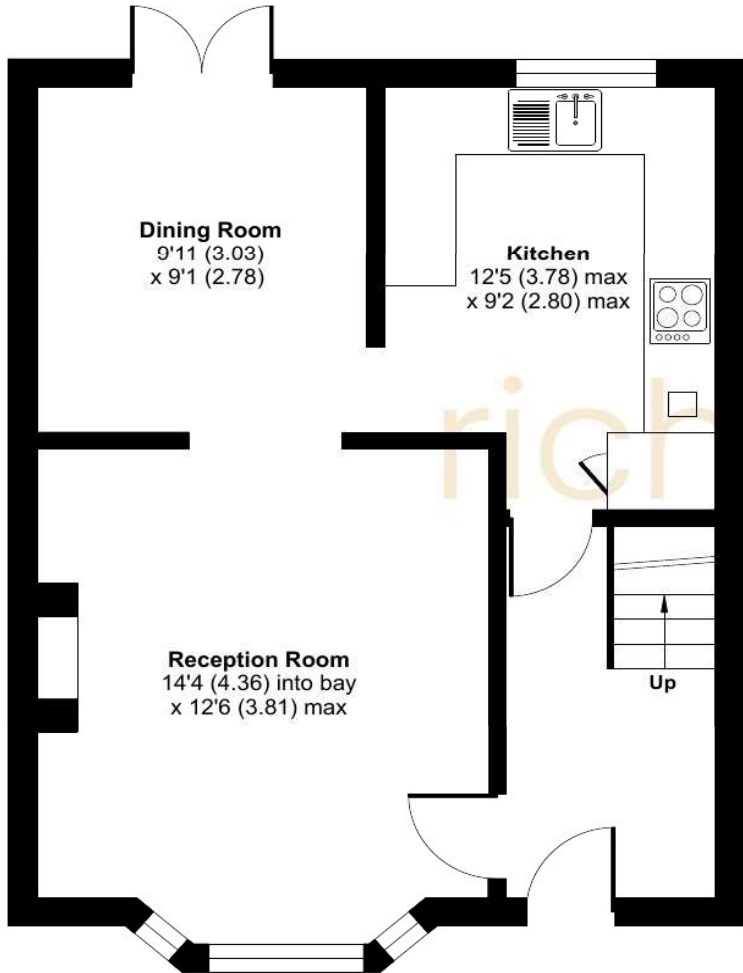




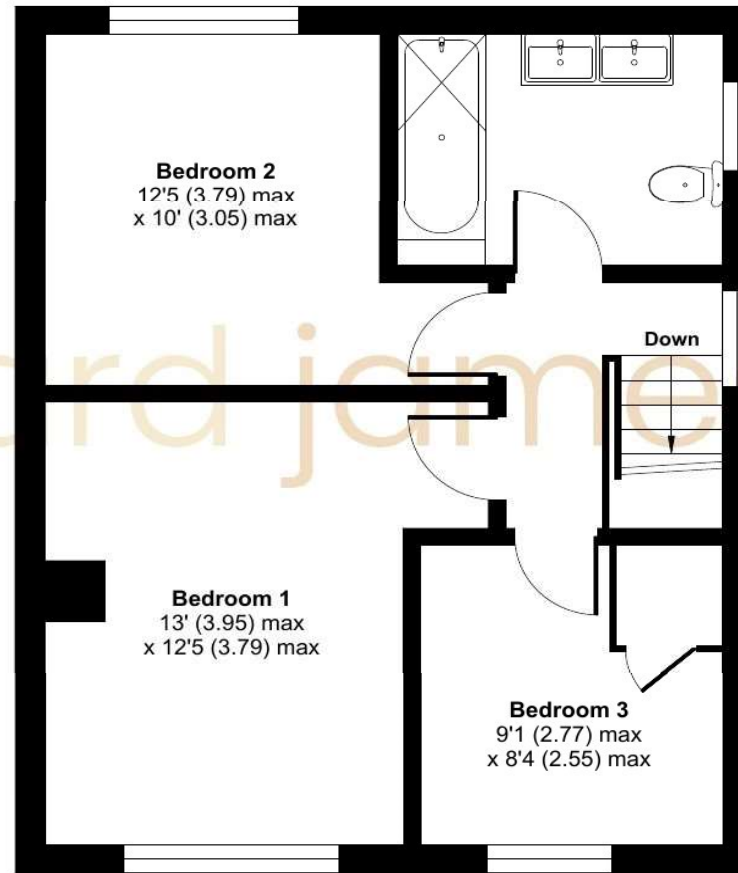
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Approximate Area = 903 sq ft / 83.8 sq m
Garage = 66 sq ft / 6.1 sq m
Outbuildings = 77 sq ft / 7.1 sq m
Total = 1046 sq ft / 97 sq m

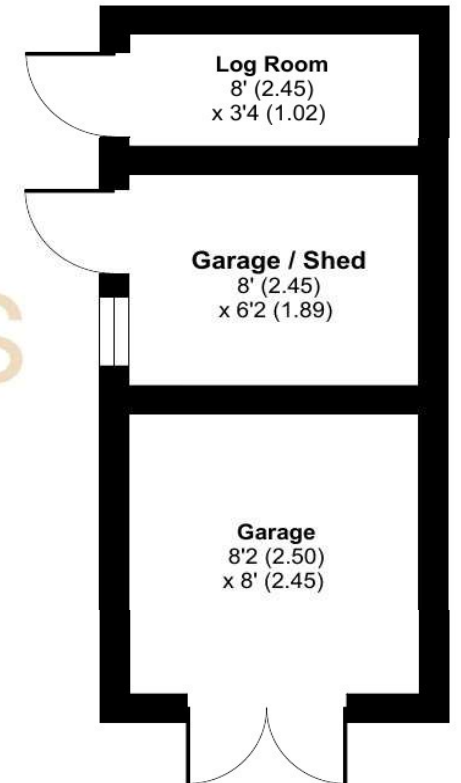
For identification only - Not to scale



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OUTBUILDINGS / GARAGE



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High Street | Royal Wootton Bassett | SN4 7AY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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