



144 Cloatley Crescent, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7FJ
£238,000



Swindon Homes are very pleased to market this immaculately presented three bedroom semi-detached property situated in a two and half year old development in the market town of Royal Wootton Bassett Wiltshire. The accommodation comprises; entrance hall, cloakroom, kitchen / diner, lounge, master bedroom with en-suite, a further double bedroom plus one single and a family bathroom. Further benefits include uPVC double glazed windows and doors, gas central heating, a landscaped enclosed rear garden plus a single garage with driveway parking for two cars. The property is close to the town centre, local bus routes and schools and has easy access to the M4 if required. There are also country walks and a canal near by.



Front Garden

approx 24' x 8' (approx 7.32m x 2.44m)

Path to front door, small lawn to either side, wall mounted gas box, driveway to garage.

Entrance Hallway

15'5" x (4.70m x)

Half glazed uPVC entrance door, radiator, storage cupboard with wall mounted fuse box, stairs to first floor, doors to lounge, kitchen and cloakroom, laminate flooring, downstairs sensor alarm.



Cloakroom

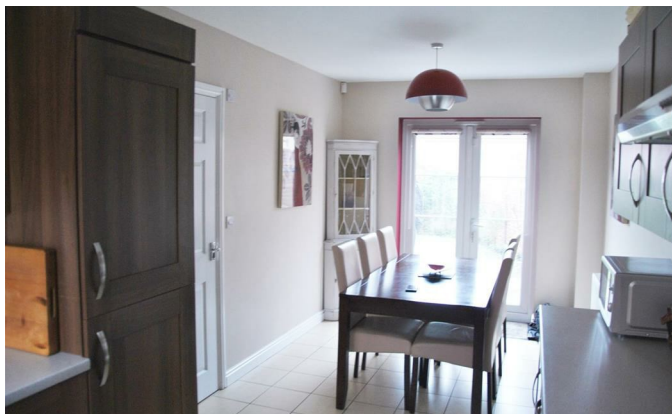
3'7" x 6'2" (1.09m x 1.88m)

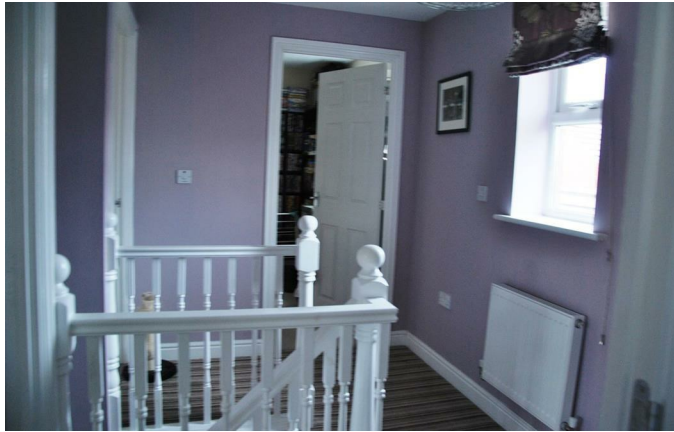
A white suite comprising low level WC and pedestal wash basin, radiator, extractor fan, laminate floor, door to hallway.

Lounge

19'4" x 10'4" (5.89m x 3.15m)

uPVC double glazed window to front and uPVC patio doors to rear aspect, two radiators, door to hallway.





Kitchen / Diner

19'4" x 8'4" (5.89m x 2.54m)

uPVC double glazed window with fitted blind to front, uPVC patio doors to rear aspect. A modern fitted kitchen with Oak effect units at both eye and base level, matching rolled top work surfaces and part tiled walls, one and a half bowl stainless steel sink unit with mixer tap over, integrated Electrolux gas hob with double electric oven under and extractor over, space and plumbing for washing machine, integrated fridge and freezer, radiator, ceiling spot lights, tiled floor. Dining area has plenty of space for a family size dining table and chairs.

Stairs to First Floor

landing 6'5" x 9'4" (landing 1.96m x 2.84m)

Stairs with balustrade and storage area under to first floor landing, uPVC double glazed window to rear aspect, access to insulated loft space, doors to all three bedrooms, family bathroom and airing cupboard, radiator.

Master Bedroom

12'4" x 11'9" (3.76m x 3.58m)

uPVC double glazed window to front aspect, radiator, built in mirrored double wardrobes, doors to en-suite and landing.

En-Suite

4'6" to shower x 5'3" (1.37m to shower x 1.60m)

uPVC opaque double glazed window to front aspect. A modern white suite comprising low level WC, pedestal wash basin, walk in shower with tiled splash backs, radiator, door to bedroom.

Bedroom Two

10'9" x 10'6" (3.28m x 3.20m)

uPVC double glazed window with fitted blind to front aspect, radiator, over stairs storage cupboard, built in double wardrobe, door to hallway.

Bedroom Three

7'7" x 7'5" (2.31m x 2.26m)

uPVC double glazed window to rear aspect, radiator, door to landing.

Family Bathroom

6' x 6' (1.83m x 1.83m)

uPVC double glazed opaque window to rear aspect. A modern white bathroom suite comprising pedestal wash basin, low level WC, panelled bath with mixer taps and shower attachment, part tiled walls, radiator, ceiling spot lights, door to landing.

Rear Garden

approx 28' x 27' (approx 8.53m x 8.23m)

Landscaped rear garden comprising large patio and path to garage with lawn to front, shaped and raised shrub beds and borders with decorative shingle, garden lights, door to garage.

Garage and Parking

garage 16' x 8' (garage 4.88m x 2.44m)

Single garage with half glazed door to garden, power, light and up and over door. There is driveway parking for two cars.





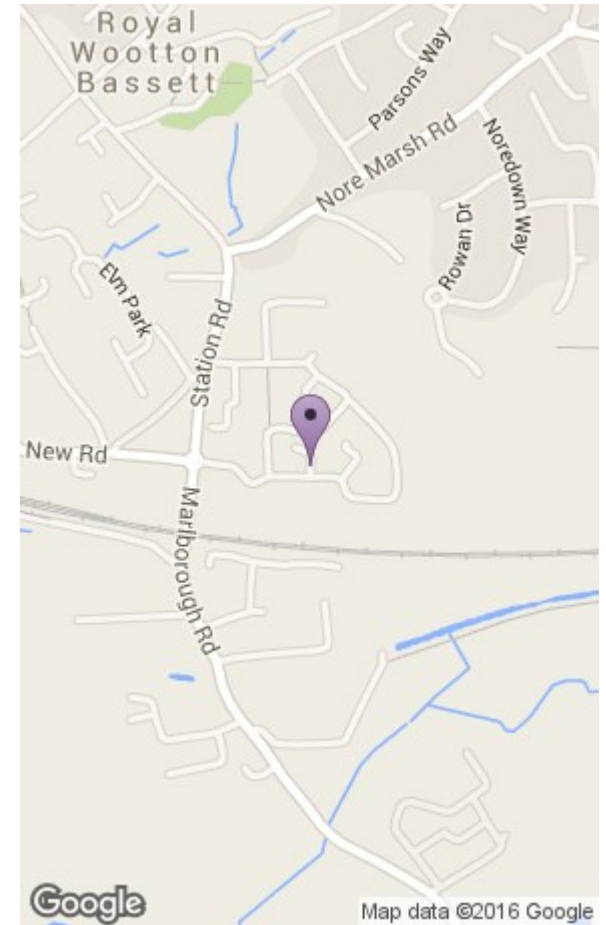


1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		91	(92 plus) A
(81-91) B	79		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC