



30 Cloatley Crescent, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7EJ  
£214,995





Swindon Homes are pleased to market this three year old, very well presented three bedroom end-terraced property suited in Royal Wotton Bassett near Swindon. The accommodation comprises; entrance hall, cloakroom, lounge, fitted kitchen and dining area, master bedroom with on-suite, two further bedrooms and a family bathroom. Further benefits include gas central heating, uPVC double glazed windows and doors, a separate garage with parking to the front plus an enclosed two tier rear garden with back access. The property is also 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 6' x 16' (approx 1.83m x 4.88m)

Path to front door with Cotswold stone chippings to side, wall mounted electric meter box, gas box, outside lamp, brick wall with iron railings to front and sides.

#### Entrance Hallway

4'2" x 4'7" (1.27m x 1.40m)

Entrance door, laminate floor, doors to cloakroom and lounge.

#### Cloakroom

4'8" x 3' (1.42m x 0.91m)

A white suite comprising low level WC and pedestal wash basin, radiator, laminate floor.

#### Lounge

13' 11" x 12'2" (3.96m x 3.35m x 3.71m)

Two uPVC double glazed window to front aspect, radiator, door to kitchen / diner.

#### Dining Area

10'5" x 7'7" (3.18m x 2.31m)

uPVC double glazed patio doors to rear aspect, radiator, good size space for family size dining table and chairs.





### Fitted Kitchen

10'5" x 7'4" (3.18m x 2.24m)

uPVC double glazed window to rear aspect. A modern fitted kitchen with a selection of light oak coloured units at both eye and base level, matching rolled top work surfaces and part tiled walls, stainless steel one and half bowl sink unit with mixer tap over, integrated gas hob with stainless steel splash back and extractor over, tower unit with integrated fan oven plus additional cupboard space below and above, integrated fridge and freezer, dishwasher and washing machine. enclosed wall mounted gas boiler, ceiling down lights.

### Stairs to First Floor

landing 18' x 7' (landing 5.49m x 2.13m)

From corner of lounge enclosed 'u' shaped stairs with balustrade to first floor landing, access to insulated loft space, doors to all three bedrooms, family bathroom and over stairs airing cupboard.

### Master Bedroom

9'6" x 10'5" to wardrobe (2.90m x 3.18m to wardrobe)

uPVC double glazed window to rear aspect, radiator, built in double wardrobes, door to en-suite.

### En-Suite

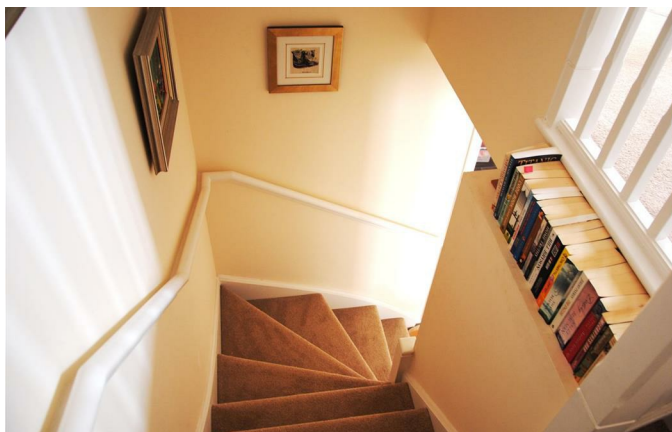
6'2" x 4'11" (1.88m x 1.50m)

uPVC opaque glazed window to rear aspect. A modern fitted white suite comprising low level WC, pedestal sink, walk in shower with tiled splash backs, heated towel rail, extractor fan.

### Bedroom Two

10'6" x 8'1" (3.20m x 2.46m)

uPVC double glazed window to front aspect, radiator,



### Bedroom Three

6'10" x 7' (2.08m x 2.13m)

uPVC double glazed window to front aspect, radiator.

### Family Bathroom

8' x 6' (2.44m x 1.83m)

uPVC double glazed opaque window to side aspect. A modern fitted white bathroom suite comprising panelled bath with mixer tap over, low level WC, pedestal wash basin, radiator, matching tiled walls.

### Rear Garden

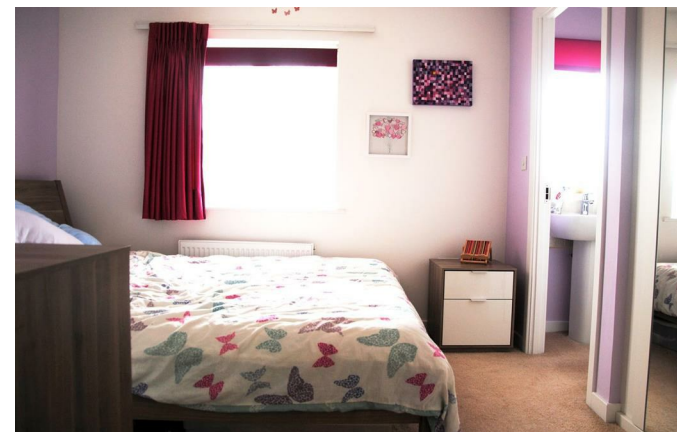
top tier 12' x 10'6" lower tier 10' x 16'10" (top tier 3.66m x 3.20m lower tier 3.05m x 5.13m)

The rear garden is split into two tiers. The patio doors lead on to a patio area with pea shingle stone borders and a selection of small shrubs, all enclosed with wooden fencing. There are steps down to a path which goes to the back gate, which gives access to the rear door of the garage and the visitors parking spaces. To the side of the path is a small lawn, all enclosed with wooden fencing.

### Garage and Parking

garage 18' x 9' (garage 5.49m x 2.74m)

The garage back door is situated under a coach house to the rear and left of the property. The garage has an up and over door and an additional parking space to the front. Access is via Beaufort Avenue.

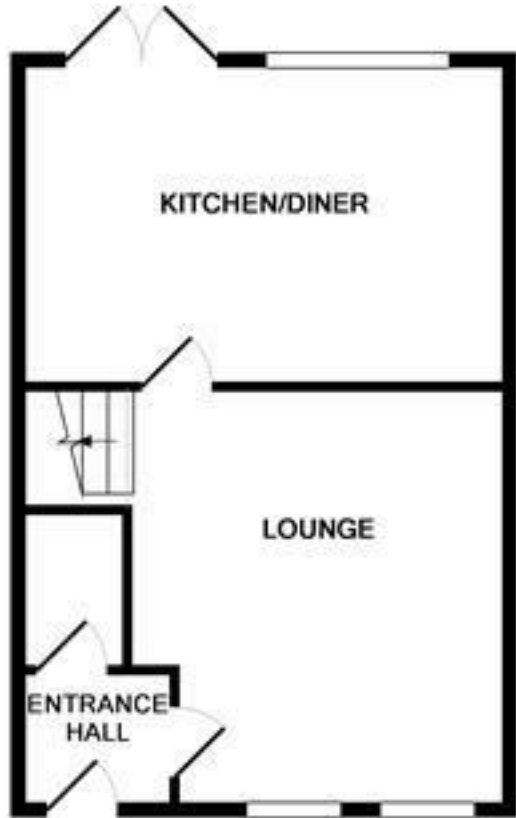




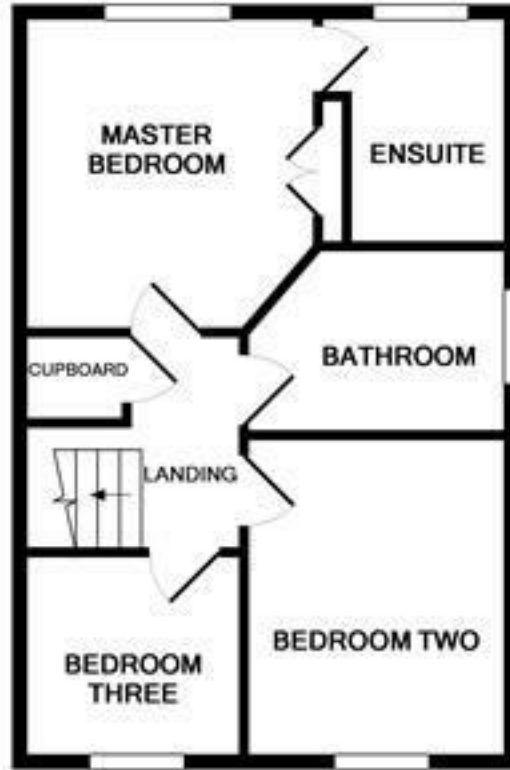








GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

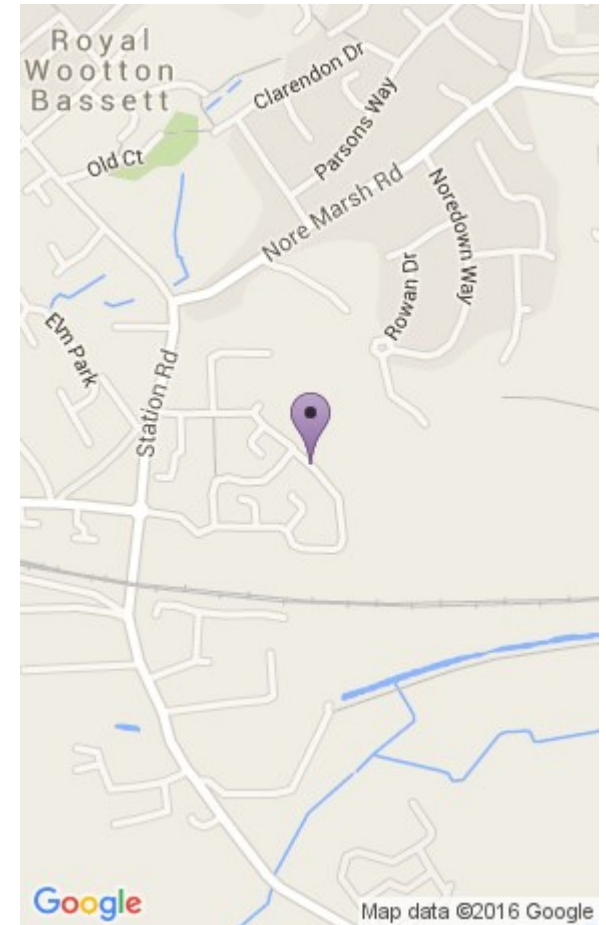


1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	