



51, Showfield, Royal Wootton Bassett, SN4 7HY

**Guide Price £285,000**

**richard james**

Village & Country Homes

richard  
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## Showfield

### Royal Wootton Bassett

Freehold | EPC Rating - C



Step inside this stylish and fully modernised two-bedroom home, offering a perfect blend of comfort and convenience. The welcoming entrance hall leads to a bright living room and an impressive open-plan kitchen/diner, complete with newly fitted units and direct access to the rear garden—an ideal space for both everyday living and entertaining.

Upstairs, you'll find two well-proportioned double bedrooms with fitted wardrobes/storage and a sleek, brand-new shower room designed with contemporary finishes.

The rear garden has been designed for easy maintenance, with the option to add a lawn if desired. A large shed is also included for additional storage. At the front, a block-paved driveway provides private off-road parking for two vehicles.

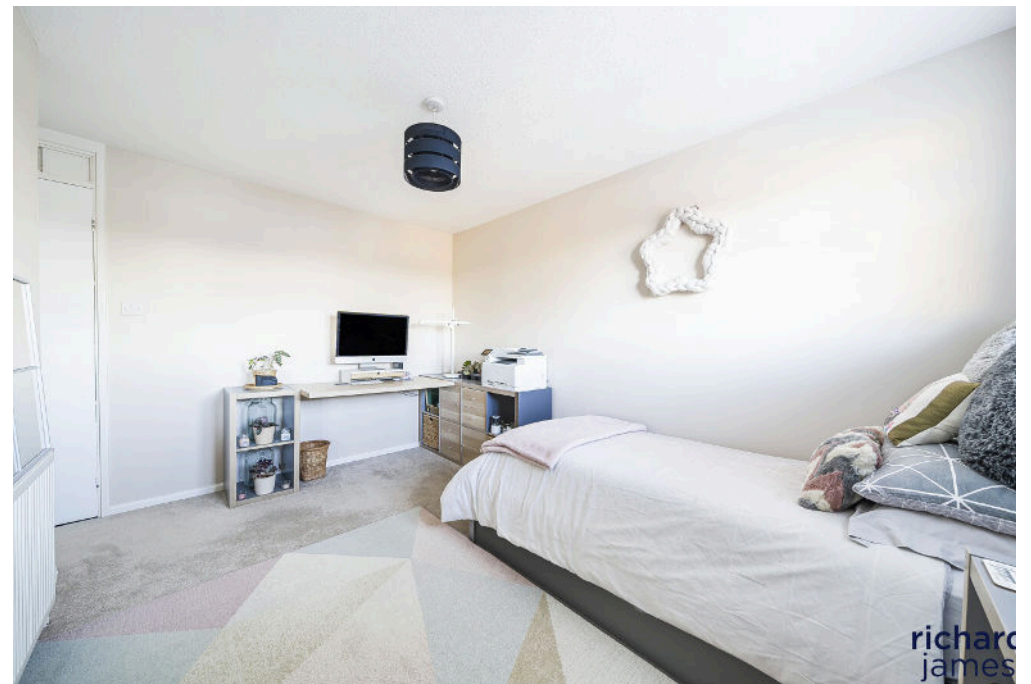
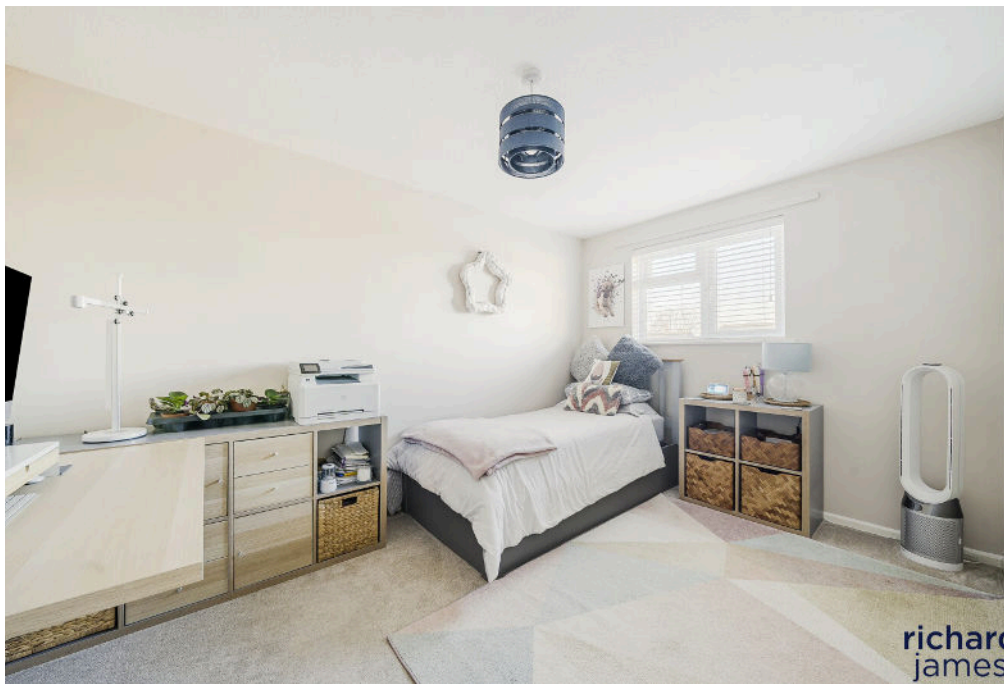
Additional highlights include uPVC double glazing, gas central heating powered by a recently installed boiler, and brand-new flooring throughout.

Situated in the sought-after town of Royal Wootton Bassett, in a cul-de-sac location, this home benefits from excellent local amenities, quick access to the M4, and convenient transport links via Swindon. The highly regarded Academy Secondary School is just a short distance away.

A beautifully presented home in a fantastic location—viewing is highly recommended!





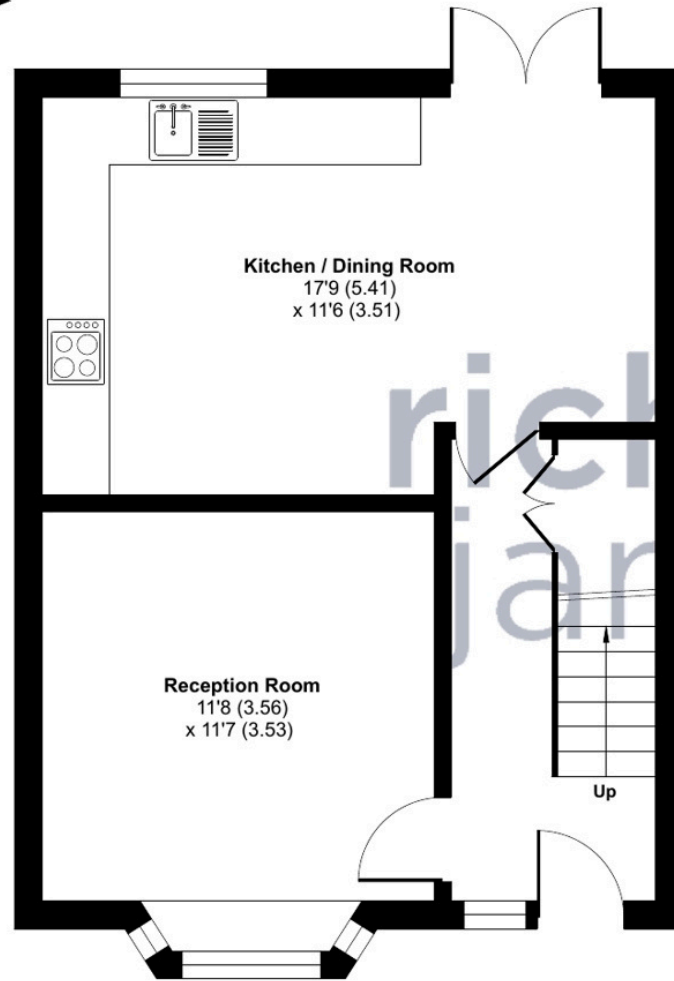




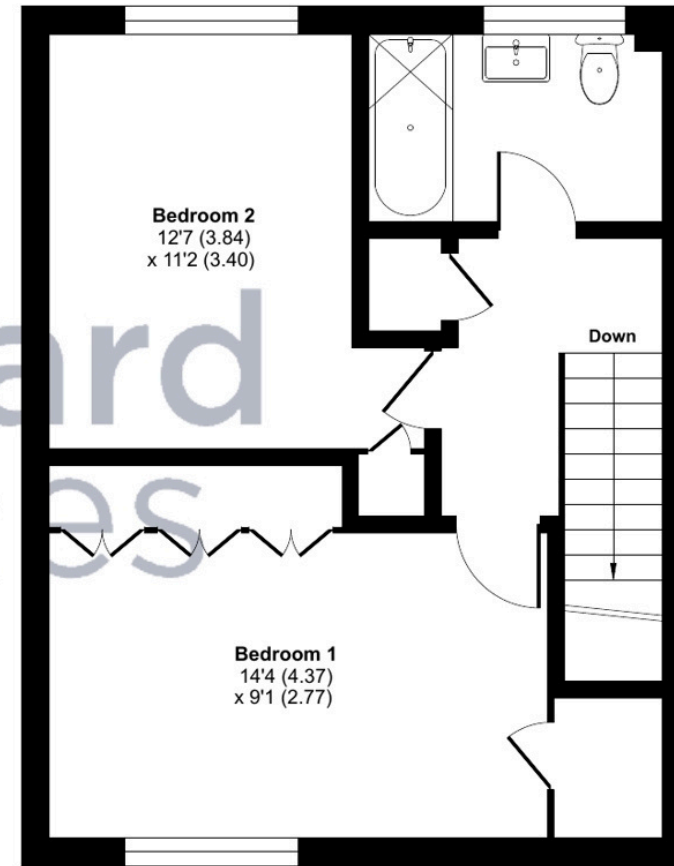
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# Floorplan



GROUND FLOOR



FIRST FLOOR

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