



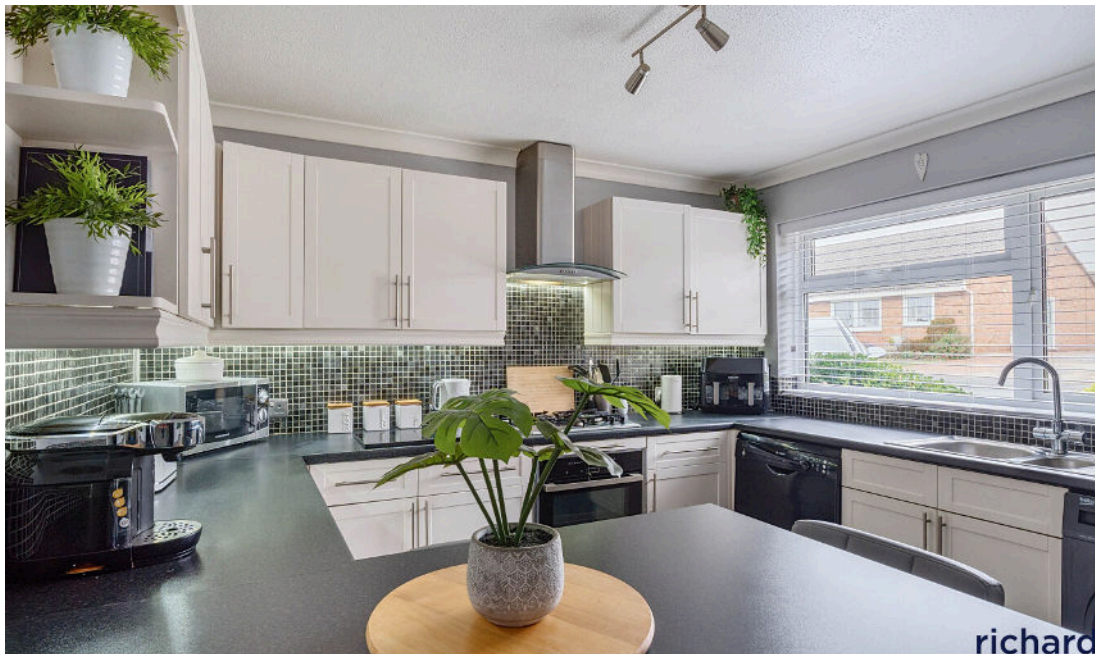
10, Gainsborough Avenue, Royal Wootton Bassett, SN4 8JN

Guide Price £335,000

richard james

Village & Country Homes

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Gainsborough Avenue

Royal Wootton Bassett

Freehold | EPC Rating - C

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Nestled within the highly sought-after Poets development in Royal Wootton Bassett, this beautifully presented four-bedroom semi-detached family home offers a perfect blend of space, style, and convenience.

From the moment you step inside, you're welcomed by a generous entrance hall with a cloakroom, setting the tone for the space and practicality this home provides. The heart of the property is a stunning, modern kitchen/diner complete with a breakfast bar—ideal for family meals and entertaining alike.

The spacious living room offers a warm and inviting setting, perfect for relaxing or hosting guests. This flows seamlessly into a large, light-filled conservatory, providing an additional versatile living space with French doors opening onto the sunny, south-facing rear garden.

A further reception room—which could be used as bedroom four/study—adds flexibility to the ground floor and features an integral door to the garage. This offers not only convenience but exciting potential for future development (subject to planning).

Upstairs, you'll find two well-proportioned double bedrooms and a generous single bedroom, all complemented by a stylish, recently refitted family bathroom designed with modern living in mind.

Outside, the home features a block-paved driveway with parking for at least two vehicles, a garage with footings in place to build above (offering even more potential), and a private, fully enclosed, low-maintenance south-facing garden—ideal for both relaxing and entertaining.

Located just a short walk from local shops, schools, Jubilee Lake, the sports centre, and the bustling High Street, this home offers the perfect combination of peaceful living and everyday convenience.

This truly is a home to fall in love with. Welcome home...



Located in a highly desirable area, you'll find schools, doctors, shops, and sporting facilities within easy reach, along with convenient bus links. Additionally, you're just a short drive from J16 of the M4, making it perfect for commuters and streamlining daily life. The High Street location offers a wonderful sense of community and unmatched convenience.











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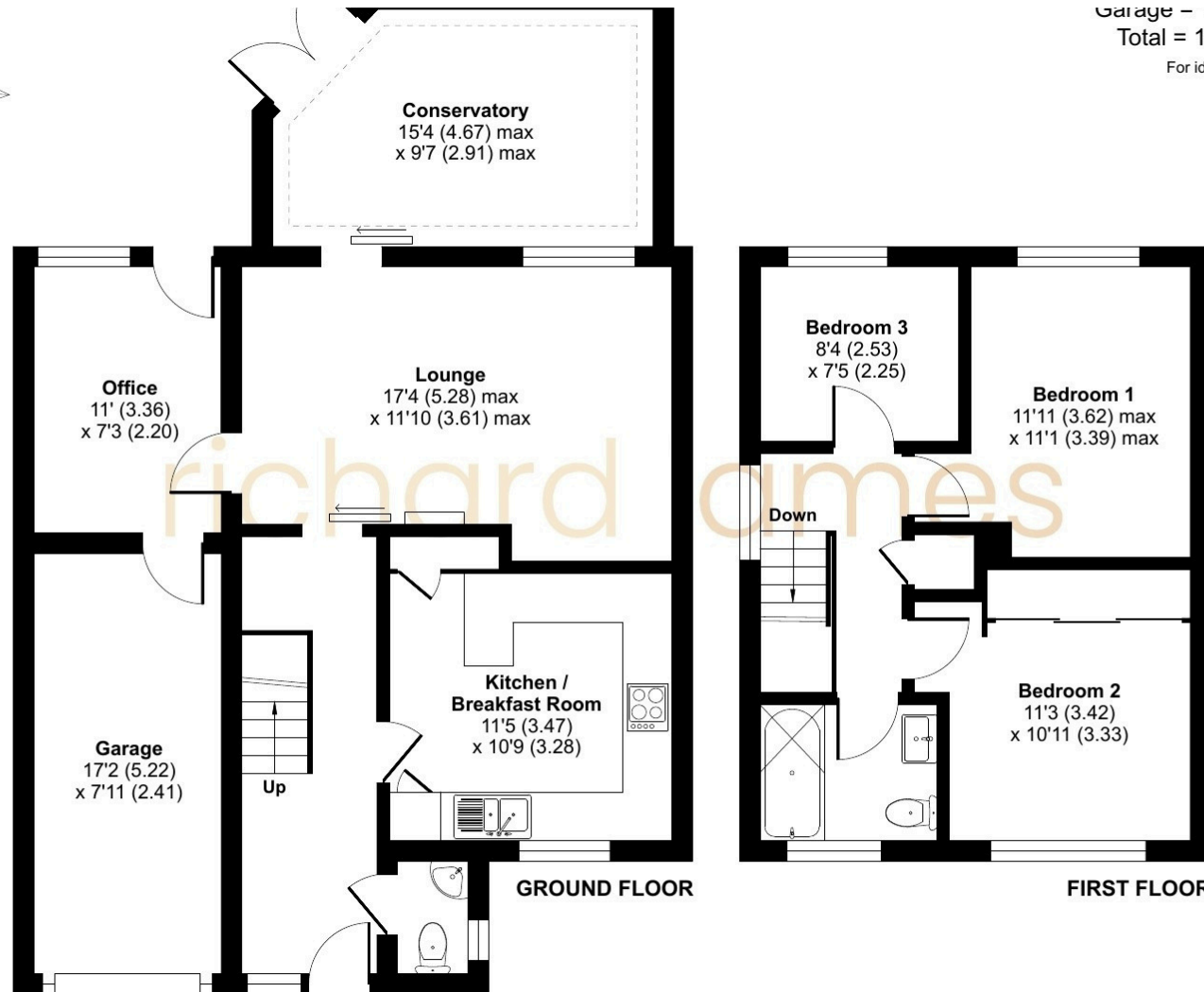
Floorplan



Garage = 120 sq ft / 11.9 sq m

Total = 1216 sq ft / 113 sq m

For identification only - Not to scale



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