



11, Arran Close, Royal Wootton Bassett, SN4 8LZ

Guide Price £390,000

richard james

Village & Country Homes

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Arran Close

Royal Wootton Bassett

Freehold | EPC Rating - E



An Immaculately Presented Four-Bedroom Detached Family Home in Woodshaw, Royal Wootton Bassett

Tucked away in a peaceful cul-de-sac within the desirable Woodshaw development, this exceptional four-bedroom detached home combines generous living space with beautifully landscaped gardens — perfect for family life and entertaining alike.

Upon entering, you're welcomed by a spacious hallway with stairs rising to the first floor. The bright and airy living room offers a cosy focal point with its elegant feature fireplace, ideal for relaxing evenings. The heart of the home lies in the stunning, newly refitted open-plan kitchen and dining area — a stylish, contemporary space designed for both everyday living and entertaining guests. A separate utility room with WC and internal access to the integral garage adds everyday convenience.

Upstairs, you'll find four well-proportioned bedrooms, all filled with natural light. The principal bedroom benefits from a modern shower room, while the family bathroom features a sleek suite with a shower over the bath.

The real gem of this property is the breathtaking rear garden — a private, tranquil haven with mature planting, colourful flower borders, and an abundance of greenery. With patio seating area, raised beds and established trees, this outdoor space is ideal for keen gardeners, summer entertaining, or peaceful moments of reflection.

To the front, a generous block-paved driveway provides off-road parking for at least three vehicles, framed by well-maintained shrubs and planting that enhances the home's kerb appeal.



Additional highlights include uPVC double glazing, gas-fired central heating, and a superb standard of presentation throughout.

This is a rare opportunity to acquire a thoughtfully upgraded and lovingly maintained family home in one of Royal Wootton Bassett's most sought-after locations.











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Floorplan

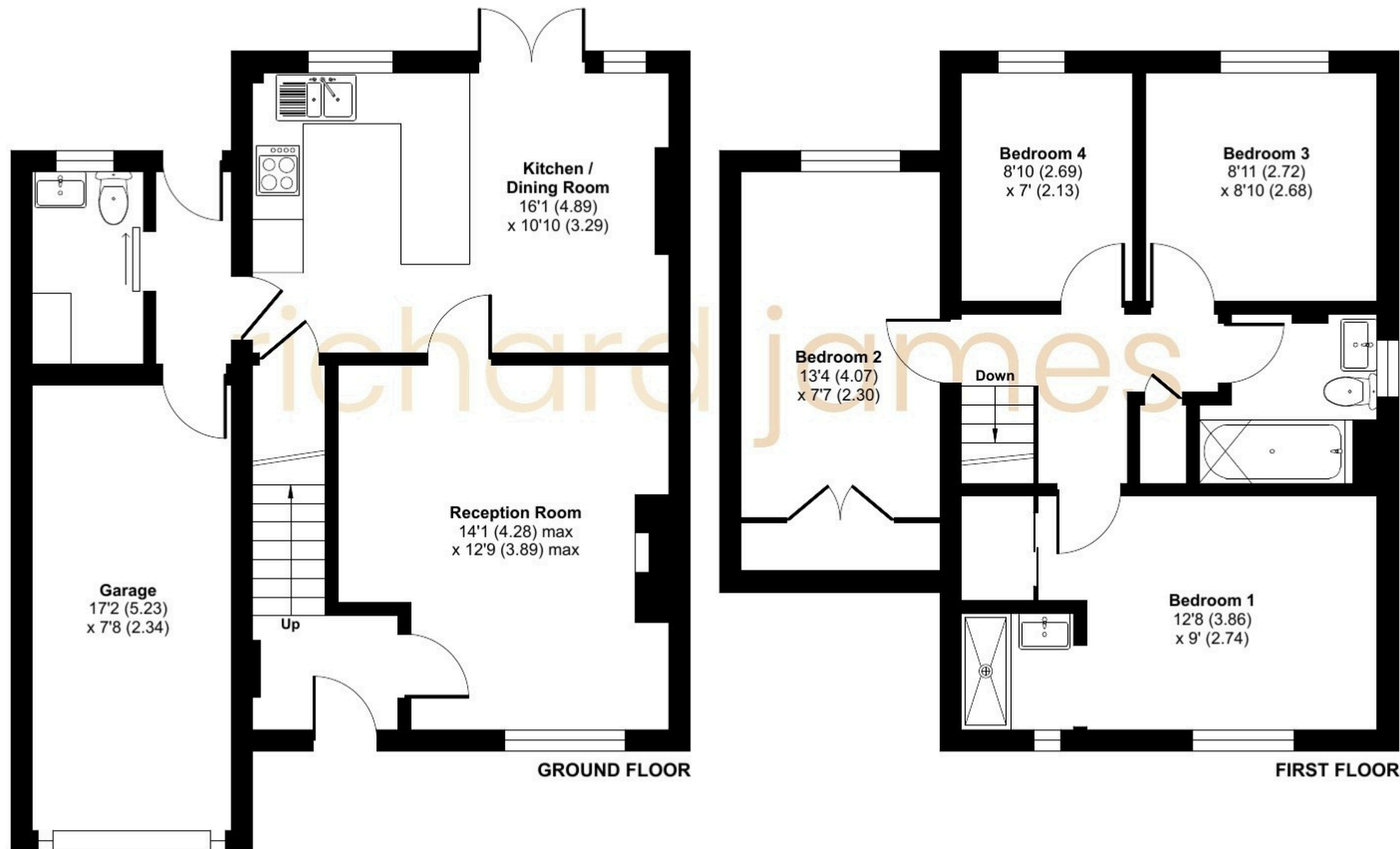


Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1138 sq ft / 105.6 sq m

For identification only - Not to scale



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