



Cloatley Crescent, Royal Wootton Bassett, SN4 7FJ

Guide Price £320,000

richard james

Village & Country Homes

richard
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Cloatley Crescent

Royal Wootton Bassett

Freehold

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A beautifully presented and deceptively spacious four-bedroom townhouse, complete with garage and a stunning Orangery featuring underfloor heating and bi-folding doors, situated in the highly sought-after town of Royal Wootton Bassett.

Occupying a prime position at the front of this attractive development and overlooking a delightful green, this stylish home offers generous and flexible living accommodation arranged over three floors.

Upon entering, you are welcomed by a bright and inviting hallway with stairs rising to the first floor and access to a convenient cloakroom. The contemporary kitchen is well-appointed, while the spacious living room provides a comfortable setting for family life and entertaining alike. From here, an opening leads into the show-stopping Orangery — a real feature of this home — boasting underfloor heating and wide bi-folding doors that seamlessly connect the indoor and outdoor spaces. To the first floor, a generous landing leads to two excellent double bedrooms, along with a modern family bathroom.

The top floor is home to the impressive master suite, complete with a large en-suite shower room, and a versatile fourth bedroom that benefits from fitted wardrobes — an ideal space for use as a nursery, home office, or dressing room.

Externally, the rear garden has been thoughtfully designed for low-maintenance living, with artificial lawn and a raised decking area providing the perfect spot for relaxing or entertaining. Gated access leads to the rear where there is allocated parking and a garage situated beneath a neighbouring coach house.

Further benefits include gas central heating, uPVC double glazing, and a superb location within easy reach of the town's excellent amenities, schools, and transport links.

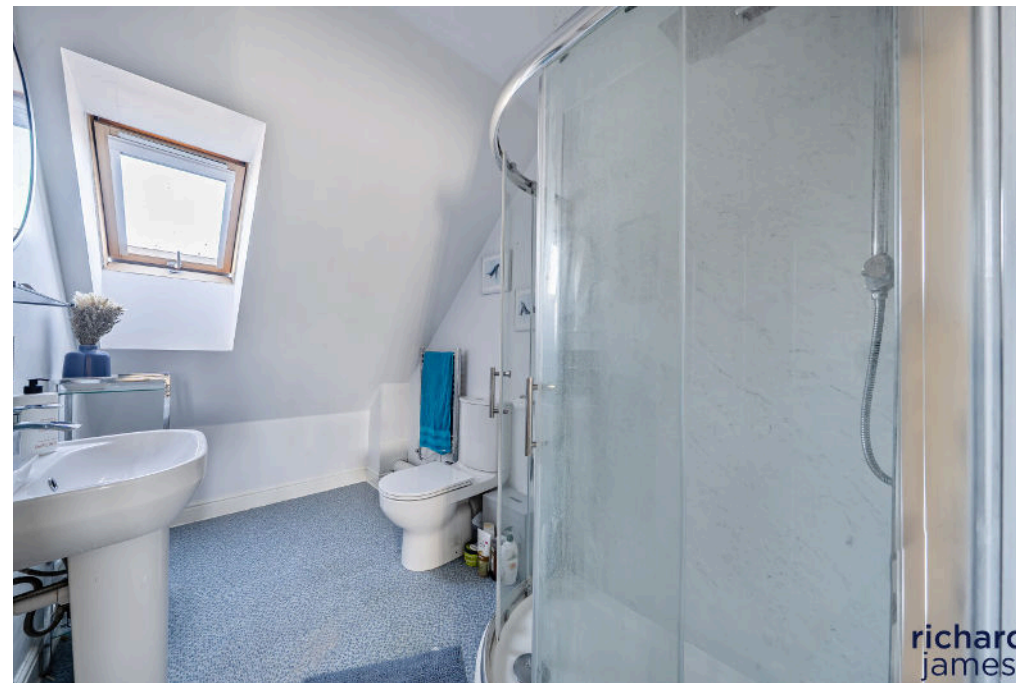


This property is ideally located for the High Street, which offers a wide variety of shops, and falls within the catchment area for the "Outstanding" Royal Wootton Bassett Academy. Leisure and shopping centres can be found locally and in nearby Swindon, which also provides mainline rail links to London, Bristol, and other major cities. Junction 16 of the M4 is just a five-minute drive away, and regular bus services run every twenty minutes to Swindon and Chippenham.

Welcome Home...









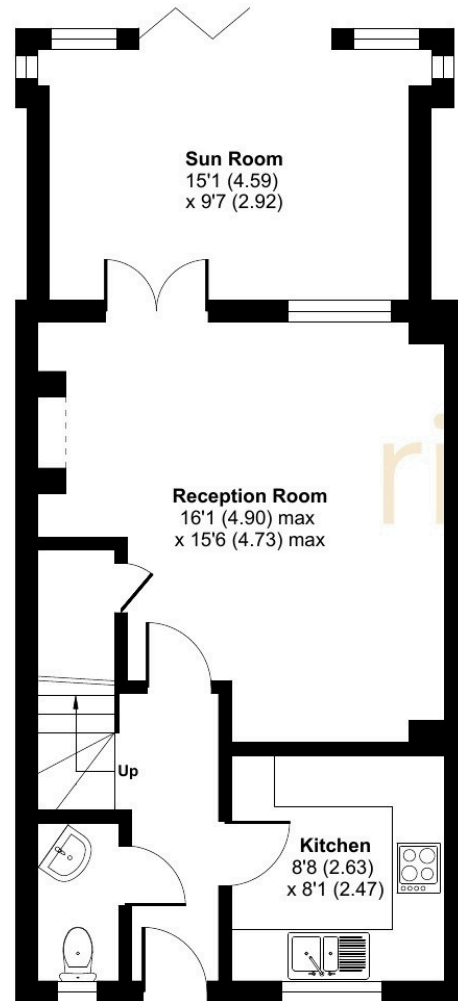
Floorplan

Approximate Area = 1318 sq ft / 122.4 sq m

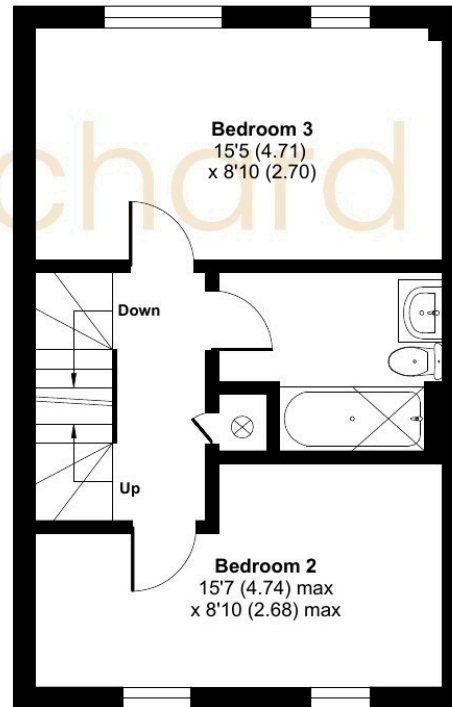
Garage = 165 sq ft / 15.3 sq m

Total = 1483 sq ft / 137.7 sq m

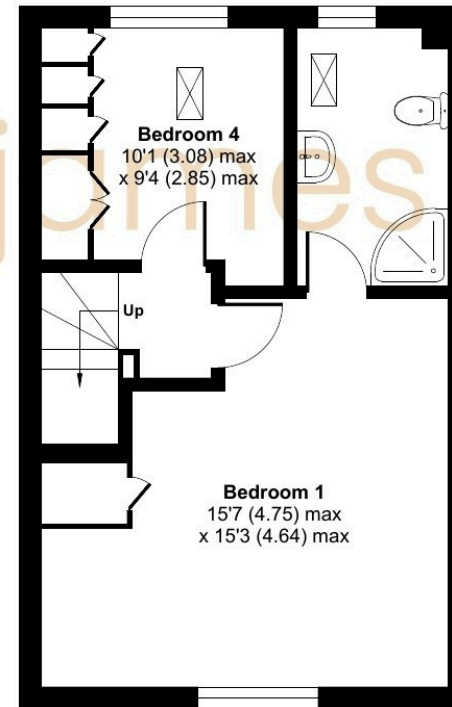
For identification only - Not to scale



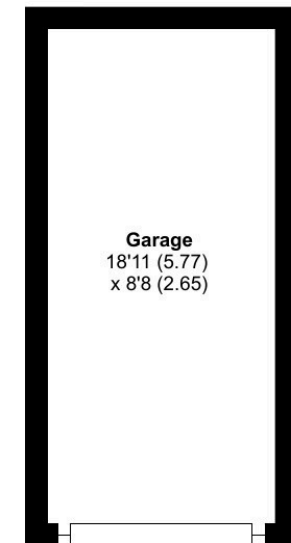
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE

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