



3 Neate Road
Devizes, SN10 2DQ

STRAKERS

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A stunning three bedroom home presented in immaculate order both inside and out with generous reception space, stylish bathrooms and refitted kitchen.

- 3 Bedrooms
- Modern Ensuite & Bathroom
- Charming Tiled Hallway
- Excellent Conservatory
- Garage & 2 Parking Spaces
- Updated Kitchen
- Private Landscaped Garden
- Walking Distance Of K&A Canal
- Views Of Roundway Hill

Guide Price £355,000



Description

**** 3 Bedrooms** Fabulous Conservatory** Beautiful Garden** Immaculate Presentation & Contemporary Finish****

If you are looking for a stylish family home, with good reception space that is ready to move into then this is perfect! Located in a popular established cul de sac within easy reach of the Kennet and Avon Canal, this wonderful family home is a must view. You enter the house through a spacious, light and airy entrance hall with attractive floor tiles. There is a downstairs cloakroom with a modern suite and painted wood effect flooring. The same flooring continues through to the lovely updated kitchen with low level plinth lighting and an integrated fridge/freezer, electric oven and microwave oven. There is a useful utility room off the kitchen with an integrated dishwasher and a door through to the sizeable conservatory that has had a new roof added and which gives the house a good depth as well as flexible reception space. Sliding doors lead back into the bay fronted sitting room with feature gas fireplace. On the first floor the two largest bedrooms each have double wardrobes and the single bedroom has a single wardrobe. The fully tiled en suite shower room and family bathroom both have modern suites. Outside there is parking for two cars and a single garage. A notable feature of this house is the well maintained gardens to the front and rear with manicured lawns, planted borders and private seating areas to sit, relax and enjoy the garden.

Situation

The property is found in a pleasant location within a small established cul de sac close to the canal and with views of the historic Roundway Hill from the first floor. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information

Tenure: Freehold

Services: All mains services are connected at the property.

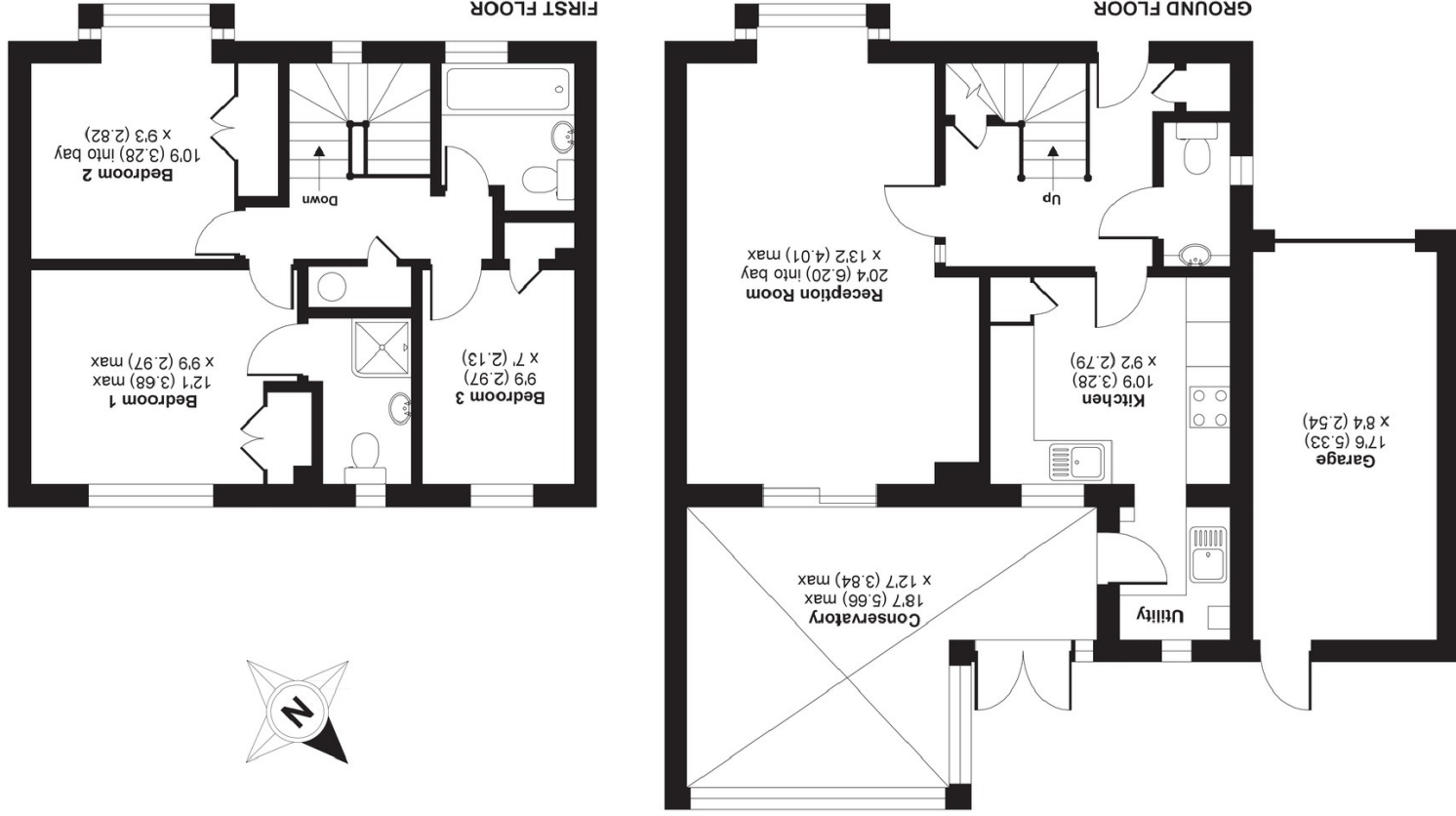
EPC Rating: EER- C / EIR- D

Council Tax: Band E



Neate Road, Devises, SN10

APPROX. GROSS INTERNAL FLOOR AREA 1342 SQ FT 124.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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