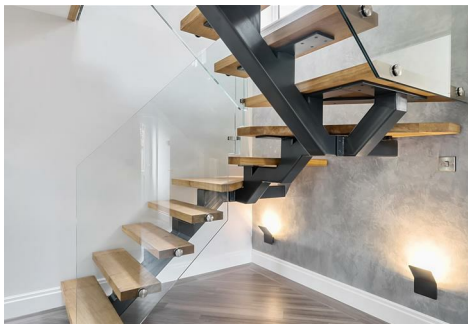




Sycamore House, 4 The Fairway, Devizes, SN10 5DX

£875,000

****NEW -PLANNING GRANTED FOR THE ERECTION OF A DOUBLE BAY TIMBER FRAMED PITCHED ROOF CAR PORT.**** 0.9 miles walk from Devizes Market Place and Town Centre, situated on one of the most well regarded Private residential roads in the Town, this truly is a one off. Set back from the road with ample driveway parking a newly constructed detached home with a focus on quality and energy efficiency. Stand out features include the generous kitchen with Quartz surfaces, AEG appliances and two sets of bi fold doors opening the rear of the home to the garden along with the master bedroom with vaulted ceiling, well appointed en suite and French doors opening on to the personal balcony. With so much to offer it is a home that must be viewed to be fully appreciated.

Location

Situated on a private road on the South East side of Devizes, 0.9 miles walk from the Market Place and Town Centre as well as being well positioned for road access to Melksham (8 Miles) Chippenham (12 miles) with its Mainline Train Station serving London Paddington, Marlborough (15 Miles) location of the renowned Marlborough College and the Historic City of Bath (20 miles)

Construction & Efficiency

There has been a particular focus on energy efficiency during the construction. From the Air Source heat pump with under floor heating throughout the ground floor, to the High performance glazing, the low energy lighting and even the provision for solar panelling. Of particular note is the insulation in the floors, walls and roof that are rated 'Very Good'. The ground floor heating is zoned to each room for complete control. The average home produces 6 tonnes of CO2 per year. This home produces 0.7 tonnes of CO2.

Sycamore House

Approaching the property along a tree lined private road, the soft landscaped gravelled driveway to the front provides ample parking. Upon stepping foot in the hallway there is a feel of grandeur, bespoke Oak stairs set in a glass banister lead to the first floor, complemented by the feature Venetian plaster wall and the Karndene floor that runs through much of the ground floor. Glazed Oak double doors open in to the lounge.

A large high performance glazed window, frames a green outlook to the front, a further feature Venetian plaster wall gives a luxurious feel to the room with fireplace like recess, whilst the bi folding doors to the rear open on to the 23ft x 21ft Porcelain patio allowing a flow from indoor to outdoor living.

There is a separate formal dining room which could also be used as a study and benefits from a CAT6 Ethernet connection.

The entrance hall also gives access to the well appointed cloakroom and as well as the utility room with ample storage, space for appliances and door leading to the outside.

The standout room of the house is the impressive kitchen/family room. Its range of high quality kitchen units, topped with Quartz work surfaces, integrated AEG appliances, breakfast bar and inset mood lighting are paired with the flow of Karndene

flooring and topped off by two sets of bifold doors to the side and rear perfect for entertaining.

Once on the first floor the generous picture windows to the front and rear, paired with the glass balustrades and feature lighting give an immediate feel of light and space. Oak doors give access to the bedrooms and bathroom.

The most impressive of the bedrooms is the master, with vaulted ceiling, Remotely operated Solar Velux windows with rain sensors and set of French doors leading on to a private balcony overlooking the garden. The en suite also has a vaulted ceiling, under floor heating, Solar Velux window and double walk in shower with rainfall style shower.

There are a further three double bedrooms, all with sizeable windows allowing for the quality of the location to be admired by all.

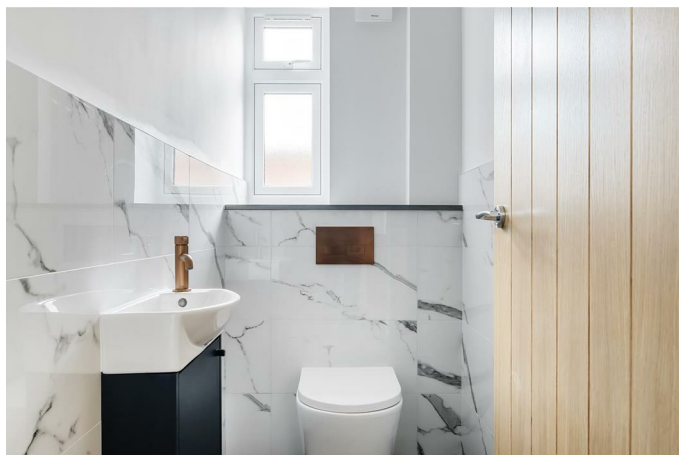
The first floor is topped off by the ink blue bathroom units, paired with porcelain tiles, under floor heating and Brushed Copper fittings in keeping with the style of both the cloakroom and en suite shower room.

The landscaped outdoor space has a sociable and sharp feel matching perfectly with the home. It offers a spacious Porcelain patio and pathway which extend to the front, lawn, mature well stocked borders with a depth of ferns and shrubs. A garden suitable for all.

Entrance Hall



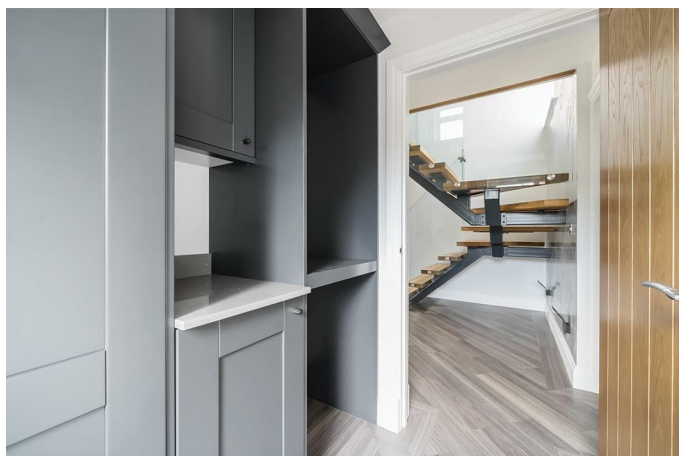
Cloakroom



Formal Dining Room/Study



Utility Room



Kitchen/Family Room



Lounge

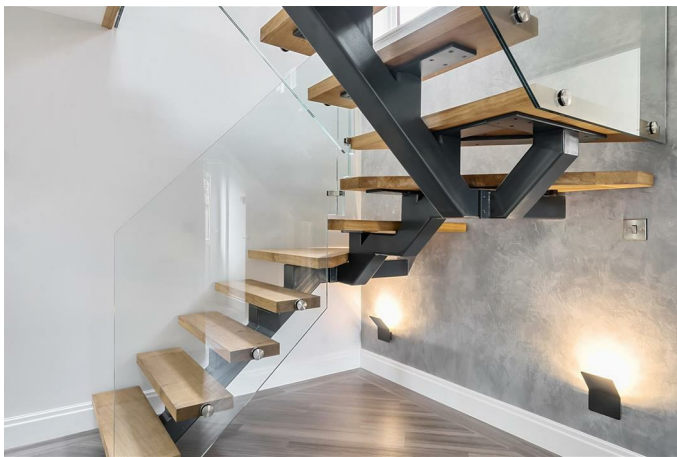




Landing



Staircase



Master Bedroom





En Suite



Personal Balcony



Bedroom Two



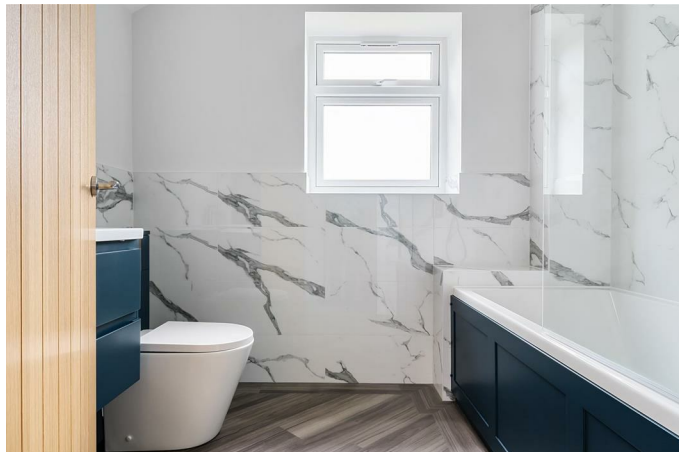
Bedroom Three



Bedroom Four



Bathroom



Gardens



Driveway



Car Port



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Warranty

The property is sold with a 10 year Build Zone New Home Warranty. Please contact us for further information on this policy.

Tenure

We are advised by the seller that the property is Freehold. The Fairway is a private Road and there is an annual charge of £100 a year. As of 2024 there is a balance circa £25,000 in the repair pot.

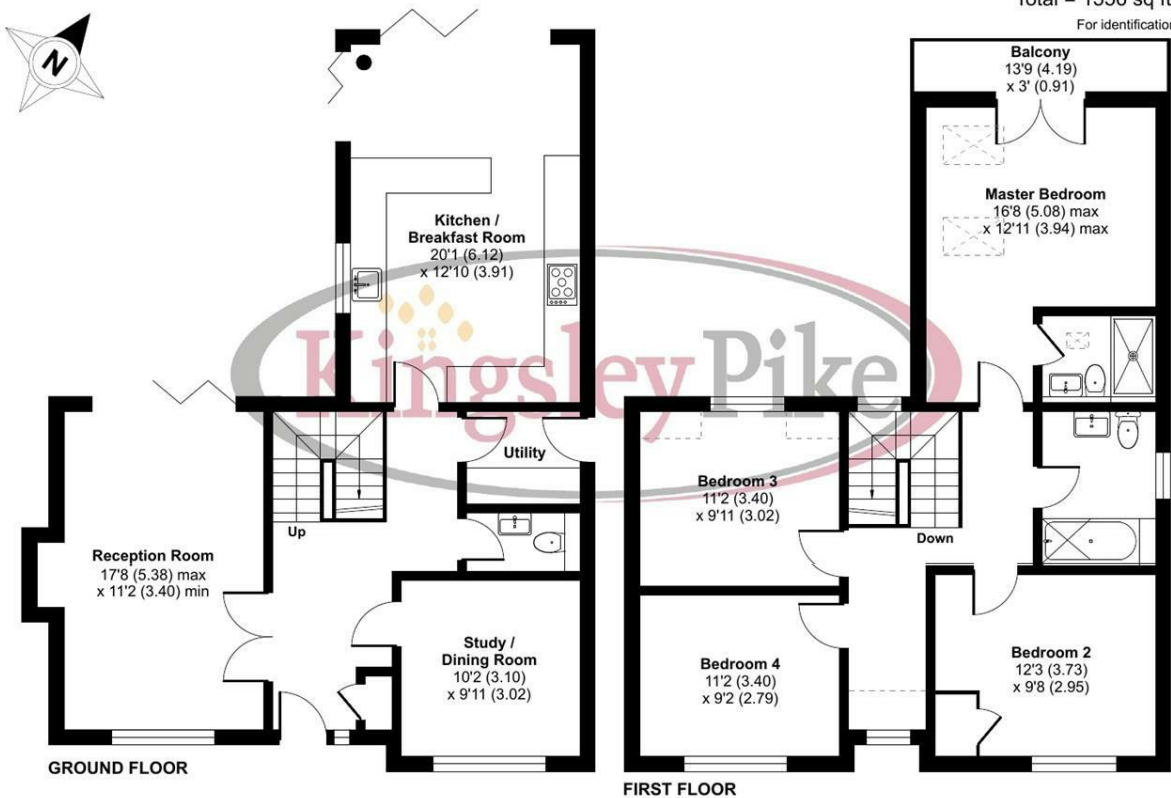
Council Tax

The council Tax banding is to be Confirmed.

Floor Plan

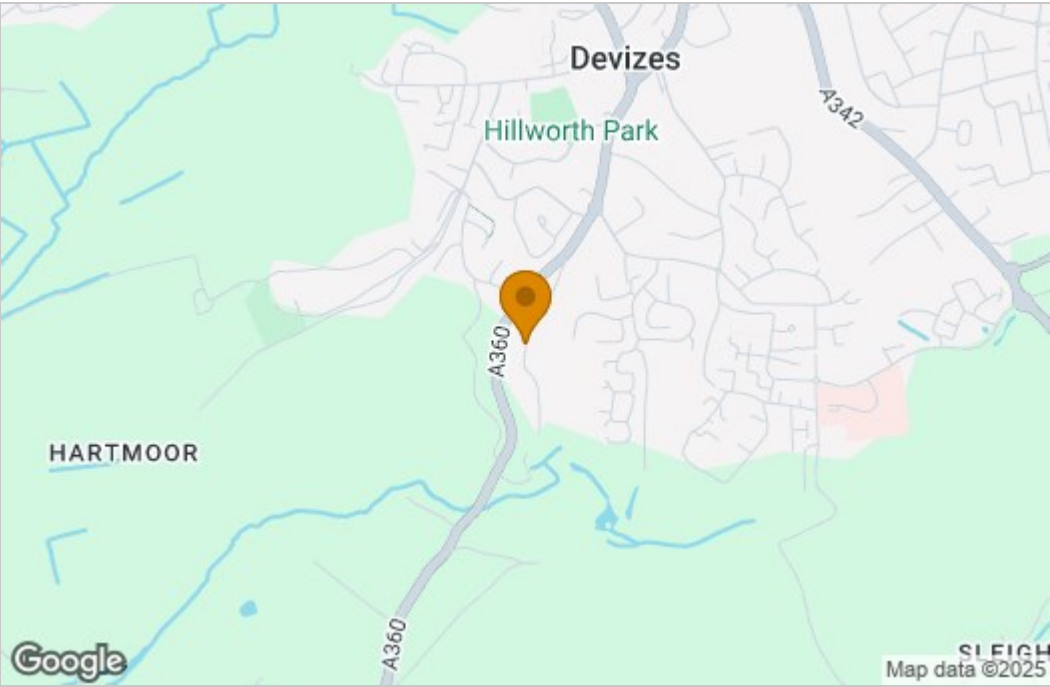
The Fairway, Devizes, SN10

Approximate Area = 1535 sq ft / 142.6 sq m
Limited Use Area(s) = 21 sq ft / 2 sq m
Total = 1556 sq ft / 144.6 sq m
For identification only - Not to scale

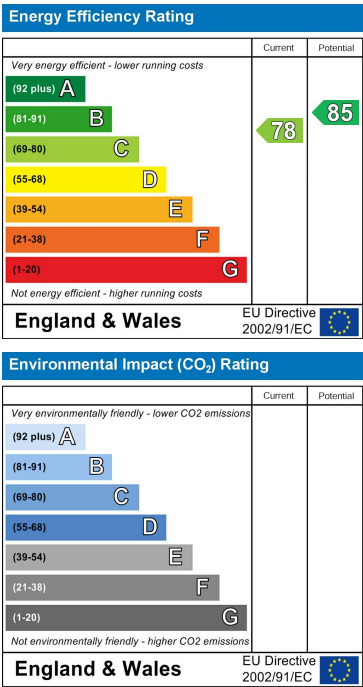


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Kingsley Pike. REF: 1161078

Area Map



Energy Efficiency Graph



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