

for sale

£310,000



Wordsworth Way, Devizes SN10 5FN

Modern Style Three Bedroom Family Home
on outer reaches of Devizes.

Well presented throughout with Large Open
Plan Kitchen, Dining & Lounge with double
doors out to a Conservatory.

The property has a Single Garage with
Driveway & Enclosed Rear Garden.....



Wordsworth Way Devizes SN10 5FN

Entrance

Door to front aspect. Stairs rising to galleried landing with cupboard under. Radiator. Doors to Cloakroom, Kitchen / Diner & Lounge.

Cloakroom

Obscure window to front aspect. Suite comprising wash hand basin and low level wc. Splashback tiling. Radiator.

Open Plan Lounge & Kitchen

28' 11" max x 17' 7" (8.81m max x 5.36m)
Large L shape & open plan room.

Kitchen area:

Window the front aspect. Comprising a modern range of wall, base & drawer units with work surfaces over. Inset sink and drainer unit. Built in oven and inset hob. Integrated fridge freezer. Further space for under counter appliances.

Lounge:

Window to rear aspect & french doors leading to Conservatory. Three radiators.

Conservatory

9' 8" x 9' 3" (2.95m x 2.82m)

Windows and doors overlooking and leading to rear garden. Skylights. Two radiators.



First Floor Landing

With stairs rising from Entrance Hall. Loft access. Built in airing cupboard. Doors to Bedrooms & Bathroom.

Bedroom One

17' 6" max x 8' 11" max (5.33m max x 2.72m max)
Window to rear aspect. Built in wardrobes. Radiator.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)
Window to front aspect. Radiator.

Bedroom Three

10' 5" x 8' 3" (3.17m x 2.51m)
Window to rear aspect, overlooking garden. Radiator.

Bathroom

Obscure window to rear. Suite comprising walk in shower cubicle, wash hand basin & low level wc. Radiator / heated towel.

Garage / Driveway

To the side of the property is off road parking & single garage.

Rear Garden

East facing garden enclosed by fencing. Areas laid to lawn, decking & gravel. Garden shed.



To view this property please contact Connells on

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
TROWBRIDGE BA14 8HA

Property Ref: TWB306868 - 0004

Tenure: Freehold

EPC Rating: B

view this property online [connells.co.uk/Property/TWB306868](https://www.connells.co.uk/Property/TWB306868)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk