





welcome to

Marlborough Close, Devizes

This exclusive address is home to only five newly refurbished, A-rated energy efficient homes, each standing proudly within a private gated development.

Your potential new home offers space in abundance and boasts a superb 26' open plan kitchen/diner fitted with energy saving appliances, with the addition of a separate utility room along with fantastic 18' dual aspect lounge, four spacious bedrooms and modern family bathroom with ensuite to the main bedroom, ensuring ample space for growing teens, or family visits

An added bonus to this property is the great size garden. Imagine spending peaceful afternoons tending to your favourite plants, or simply enjoying a cup of tea in the midst of nature's beauty. This is a space that invites relaxation and tranquillity, a sanctuary from the hustle and bustle of the outside world.

The energy efficiency of this home's is another significant aspect. As time goes on, we become more conscious about our impact on the environment, and these home allows you to do your part with ease. Not only will you be living in a greener, more sustainable way, Each home has been retrofitted with innovative technology for smarter living. This means lower energy bills and a smaller carbon footprint and A rated energy efficiency, so you can relax knowing you're contributing to a greener future.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Living Room

18' 8" x 11' 4" (5.69m x 3.45m)

Kitchen/Diner

26' 10" x 12' 9" (8.18m x 3.89m)

Utility Room

Downstairs Cloakroom

First Floor Landing

Master Bedroom

18' 8" x 11' 3" (5.69m x 3.43m)

Ensuite

Second Bedroom

11' 3" x 12' 10" (3.43m x 3.91m)

Third Bedroom

7' 4" x 9' 6" (2.24m x 2.90m)

Forth Bedroom

7' 4" x 9' 5" (2.24m x 2.87m)

Family Bathroom

Front Garden

Rear Garden

Outdoor Storage

Garage

welcome to

Marlborough Close, Devizes

- A Rated Energy Efficiant Home
- Private Gated Development
- EV Charging Point
- Newly fitted Kitchen & Bathrooms
- Extensively Renovated

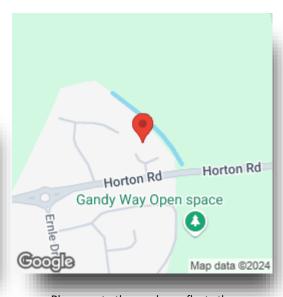
Tenure: Freehold EPC Rating: A

£540,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DVZ106584



Property Ref: DVZ106584 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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