



**Westbury Road, Little Cheverell Devizes SN10 4JW**

 allen & harris

## Welcome to

# Westbury Road, Little Cheverell Devizes

This stunning home has been thoughtfully renovated to offer modern family living. The ground floor features a lounge, dining room, kitchen, and cloakroom, while upstairs boasts four bedrooms and two bathrooms. With front and rear gardens, a driveway for multiple vehicles, and a double carport.

### Entrance Hall

Entrance to this impressive four bedroom family home which has been beautifully renovated throughout by the current vendors, and is situated in a sought after village location is via the front door leading into the entrance hall which comprises : storage cupboard, further under stairs storage, inset spot lights, wood flooring with under floor heating and a radiator.

### Cloakroom

5' 1" x 2' 8" ( 1.55m x 0.81m )

Fully tiled downstairs cloakroom comprising a low level w/c, wash hand basin, window to the rear aspect, inset spot lights, wood flooring with under floor heating and a radiator.

### Lounge

12' 3" max x 14' 7" max ( 3.73m max x 4.45m max )

Good sized lounge with a window to the front aspect, feature brick built chimney breast, storage cupboard and further cupboard with access to the fusebox. Inset spot lighting and wooden flooring with under floor heating.

### Second Reception Room

11' 4" max x 13' 3" max ( 3.45m max x 4.04m max )

Another good sized reception room with sliding doors leading to the patio area, inset spot lights and wooden flooring with under floor heating.

### Kitchen

27' 2" max x 15' 8" max ( 8.28m max x 4.78m max )

The heart of the home this fabulous room offers space and versatility ideal for modern family living. Good range of wall and base units with work surfaces over and a central island with storage. One and a half bowl sink/drainer with mixer tap, integrated dishwasher, electric oven, induction hob with stainless steel chimney style cooker hood over. Window to the front aspect, windows to either side, door to the side leading to the carport and doors leading to the patio. Ample space for dining table and chairs, stairs leading to the first floor, inset spot lights and wooden flooring with under floor heating.



### Utility Room

6' 9" max x 5' 1" max ( 2.06m max x 1.55m max )

Space and plumbing for washing machine, stainless steel sink/drainer with mixer tap, integrated fridge/freezer. Window to the rear aspect, inset spot lights and wood flooring with under floor heating.

### Landing

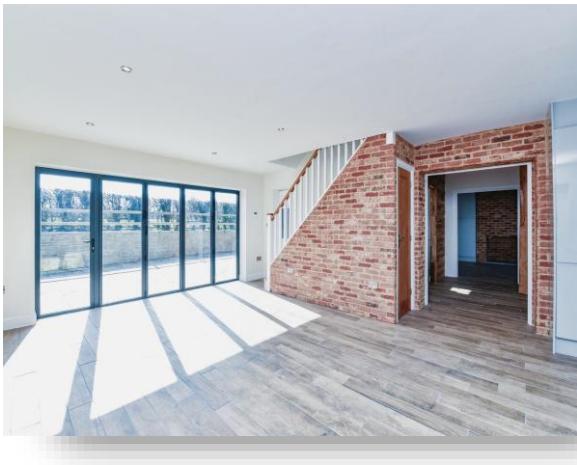
Window to the front aspect, loft access and two radiators.

### Bedroom One

15' 7" max x 8' 9" max ( 4.75m max x 2.67m max )

Generous bedroom with a window to the front aspect, airing cupboard housing the water tank, open beams and a radiator.





### **Bedroom Two**

11' 2" max x 12' 4" max ( 3.40m max x 3.76m max )  
Window to the rear aspect offering countryside views, built in wardrobe, open beams and a radiator.

### **Bathroom**

8' 8" max x 6' 11" max ( 2.64m max x 2.11m max )  
Family bathroom comprising a low level w/c, vanity wash basin with drawers below and bath with shower over. Shaver point, tiled flooring and a radiator.

### **Bedroom Three**

9' 8" max x 15' 3" max ( 2.95m max x 4.65m max )  
Another good sized bedroom with a window to the rear aspect offering countryside views, inset spot lights and a radiator.

### **Bedroom Four**

7' 7" max x 12' 9" ( 2.31m max x 3.89m )  
Situated to the rear of the property with countryside views, inset spot lights and a radiator.

### **Wet Room**

6' 4" x 5' 2" ( 1.93m x 1.57m )  
Fully tiled with a low level w/c, vanity wash hand basin with storage below and walk in shower cubicle with Rainfall shower and further shower attachment. Window to the front aspect, shaver point, inset spot lights, tiled flooring and a ladder style heated towel rail.



### **Rear Garden**

Laid to patio with side access, wooden shed and outside water tap.

### **Parking**

Driveway parking for multiple vehicles.

### **Carport**

Double carport to the side of the property.



**view this property online** [allenandharris.co.uk/Property/DVZ106741](http://allenandharris.co.uk/Property/DVZ106741)



Welcome to

## Westbury Road, Little Cheverell Devizes

- Four Bedroom Semi Detached Family Home
- Desirable Village Location
- Beautifully Renovated Throughout
- Front & Rear Garden
- Driveway Parking & Double Carport

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£795,000**



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](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/DVZ106741](http://allenandharris.co.uk/Property/DVZ106741)



Property Ref:  
DVZ106741 - 0009

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



[allenandharris.co.uk](http://allenandharris.co.uk)