



**Neate Road, Devizes SN10 2DQ**

## Welcome to

### Neate Road, Devizes

Detached family home in a sought after location. Lounge, dining room, conservatory, cloakroom, 4 bedrooms (en-suite to master), family bathroom. Front/rear gardens, double garage, driveway. Views of Roundway Hill. Close to Devizes amenities and countryside.

#### Auctioneer's Comments

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#### Entrance Hall

Entrance to this four bed detached family home situated in a desirable location within the Wiltshire village of Devizes is via the front door leading into the entrance hall which comprises : doors leading to the cloakroom, lounge, double garage and kitchen. Stairs leading to the first floor, storage cupboard and a radiator.

#### Cloakroom

8' 1" x 2' 10" ( 2.46m x 0.86m )

Downstairs cloakroom comprising a low level w/c, vanity wash hand basin with tiled splash backs, obscure window to the front aspect and a radiator.

#### Lounge

18' 6" x 12' 4" ( 5.64m x 3.76m )

Spacious lounge with a Bay window to the front aspect, gas fire inside faux brick built fireplace with mantle and tiled hearth. Ample space for lounge furniture, television aerial point and two radiators.

#### Dining Room

7' 9" x 12' 5" ( 2.36m x 3.78m )

Archway from lounge, double sliding doors leading to the conservatory, space for dining table and chairs and space for further furniture and a radiator.

#### Kitchen

15' 4" x 12' 1" max ( 4.67m x 3.68m max )

Fitted kitchen comprising a good range of wall and base units with work surfaces over incorporating a breakfast bar, one and a half bowl sink/drainers with mixer tap. Integrated double oven, gas hob with extractor fan over, space for fridge/freezer and space and plumbing for dishwasher. Under stairs storage cupboard, door leading to the conservatory, window to the rear aspect, vinyl flooring and a radiator.







### **Conservatory**

17' 4" x 5' 4" ( 5.28m x 1.63m )

UPVC frame with glass windows and roof, multiple access into the house and rear garden, electric points and wood effect laminate flooring.

### **Landing**

Stairs from the entrance hall, doors to all bedrooms and bathroom and an airing cupboard.

### **Bedroom One**

13' 4" x 11' 2" ( 4.06m x 3.40m )

Spacious master suite with fixed storage over the bed, including cupboards to either side and above there is also further built in wardrobes with mirrored sliding doors. Window to the front aspect, door leading to the en-suite and a radiator.



### **En-Suite**

5' 5" x 5' 9" ( 1.65m x 1.75m )

Fully tiled en-suite comprising a low level w/c, vanity wash hand basin with storage below and walk in shower cubicle. Window to the side aspect, vinyl flooring and a chrome ladder style heated towel rail.

### **Bedroom Two**

10' 6" x 7' 11" ( 3.20m x 2.41m )

Another good sized double bedroom with fixed storage over the bed, including cupboards above and drawers to either side, further built in storage, window to the rear aspect, loft access and a radiator.

### **Bedroom Three**

9' 1" x 7' 11" ( 2.77m x 2.41m )

Situated to the rear of the property with a window overlooking the rear garden and a radiator.

### **Bedroom Four**

8' 8" x 8' 5" ( 2.64m x 2.57m )

Another good sized bedroom with a window to the front aspect and a radiator.

### **Bathroom**

Fully tiled family bathroom comprising a low level back to wall w/c, vanity wash hand basin with storage below and bath with shower over and bi-fold glass shower screen. Window to the side aspect, extractor fan, vinyl flooring and a chrome ladder style heated towel rail.

### **Front Garden**

Pathway leading to the front door, lawn area and a selection of mature shrubs.

### **Rear Garden**

Enclosed by wooden fencing with a patio area to the fore and the remainder laid to lawn. Retaining brick wall, steps leading up to lawned area. Wooden pergola, wooden garden shed and a selection of mature trees and shrubs.

### **Double Garage**

16' 11" x 17' 4" ( 5.16m x 5.28m )

With two electric doors, loft access allowing access to eaves storage, stainless steel sink/drainage with storage above and below, Plumbing for washing machine with further appliance space, door to the rear garden, wall mounted boiler, power and light.

### **Parking**

Driveway parking to the front of the double garage.



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## **Neate Road, Devizes**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family Home
- Desirable Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

guide price

**£430,000**



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)

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