



**Park Road, North Newnton Pewsey SN9 6JX**



**welcome to**

**Park Road, North Newton Pewsey**

Visit this charming two bedroom, two bathroom detached bungalow in the quiet cul-de-sac in North Newton with a beautiful landscaped rear enclosed private garden and large driveway and garage. This is a MUST SEE!



### Driveway And Garage

Parking for multiple cars, access to garage and side access. New garage roof being installed July 2024

### Entrance Hall

Parquet flooring, Radiator, storage cupboard, airing cupboard. Hall access hatch to part boarded loft with ladder.

### Lounge

12' 3" x 17' 6" max ( 3.73m x 5.33m max )  
Carpet, radiator, dual fuel log burner, archway into:

### Dining Area

10' 1" x 9' 5" ( 3.07m x 2.87m )  
Carpet, radiator, bay window double glazed dual aspect.

### Reception Room Three

10' 9" x 8' 2" ( 3.28m x 2.49m )  
Vinyl flooring, radiator, access to rear garden.

### Kitchen

9' 9" x 8' 2" ( 2.97m x 2.49m )  
Vinyl flooring, electric cooker, radiator, cooker hood with extractor fan. Double glazed window to the rear aspect.

### Utility Room

6' 5" x 6' 5" ( 1.96m x 1.96m )  
Vinyl flooring, rear aspect double glazed window, space for washing machine and tumble dryer, boiler, integral door to garage and double glazed access to rear garden.

### Bedroom One

9' 8" x 9' 2" ( 2.95m x 2.79m )  
Built-in wardrobe, carpet, radiator, rear aspect double glazed window.

### En-Suite

9' x 7' 11" ( 2.74m x 2.41m )  
Shower, w/c, sink with vanity, radiator, rear aspect window double glazed window.

### Bedroom Two

12' 5" x 8' 8" ( 3.78m x 2.64m )  
Carpet, radiator, front aspect double glazed bow window, fitted wardrobes and chest of drawers. This room is currently used as the master.

### Family Bathroom

5' 5" x 6' 7" ( 1.65m x 2.01m )  
Shower, radiator, w/c, sink, rear aspect double glazed window

### Rear Garden

Professionally landscaped patio area and garden, shed and raised vegetable beds. Pergola. Apple, pear and plum trees. Lawn and second brick circle patio area for relaxing. A gardener's delight.



Total floor area 128.9 sq.m. (1,388 sq.ft.) approx

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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## Park Road, North Newton Pewsey

- Two bedrooms, two bathrooms.
- Landscaped enclosed rear garden.
- Driveway for multiple cars and garage.
- Extended living space.
- Close to Devizes, Amesbury and A303 links for commuting.

Tenure: Freehold EPC Rating: E

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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