



📍 18 The Spinney, West Lavington, Wiltshire, SN10 4HP

🔗 Guide Price £275,000

A superb high specification new build home, thoughtfully designed to provide superior comfort and style, with a well-crafted living space, and built to high energy efficiency standards for lower running costs.

- Ready To Move In
- High Specification New Build Home
- Two Double Bedrooms
- Dual Aspect Living / Dining Room
- Quality Kitchen & Bathroom
- Two Parking Spaces & Electric Car Charging Points
- Air Source Heat Pump / Solar PV Panels / U/F Heating
- Popular Village With Amenities
- 10 Year Architect Certificate Warranty.
- No Chain

🏠 Freehold

📊 EPC Rating B



****READY TO MOVE IN NOW & VIEWINGS BEING ARRANGED****

Number 18 The Spinney is a superb 2 bedroom semi detached new build home that has just been completed, within the much sought after village of West Lavington near Devizes. Finished to a high specification and with excellent 'green' credentials, this home benefits from solar PV panels, air source heat pumps, under floor heating (on the ground floor, with radiators to first floor) and electric car charging supply points.

It comes with a 10 year Architect Certificate warranty, stylish fully fitted modern kitchens, quality bathrooms, as well as turfed front & rear gardens including a patio. Further incentives include LVT Floor coverings to ground floor with carpet to first floor and stairs.

Internally the spacious layout (845sqft) comprises an entrance hall with downstairs cloakroom, opening into a large dual aspect living / dining room featuring a handy utility cupboard. Set off the dining room is a dual aspect kitchen with French doors on to the garden. The kitchens come with a range of integrated appliances including a stainless steel sink & mixer tap, an integrated fridge/freezer, integrated dishwasher, a single oven plus an induction hob with cooker hood extractor. On the first floor there are two equally good sized double bedrooms complemented by the family bathroom with a bath with shower over and a glass screen. Outside there is driveway parking for 2 cars, external lighting to front door & rear of the houses plus an outside tap.

Situation

These 2 superb new homes are set in this popular village location with the village hall and a quiet playground for younger children located a short walk away. West Lavington, and its neighbouring village of Littleton Panell, have a range of local amenities which include a local store/ Post Office, public houses, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School. Devizes town centre is approximately five miles to the north offering a wide range of amenities and a bustling weekly market. The centres of Bath, Salisbury, Swindon, Chippenham, Marlborough, Andover and Trowbridge are all within a 30 mile radius. Westbury train station is approximately twenty minutes drive away with direct lines running to London Paddington and Bristol.

Property Information

Services: Mains water, drainage and electricity. Air Source heat Pump. Controlled central heating with underfloor heating to ground floor and radiators to first floor. There are no fitted wardrobes in the houses (Please note the plan is for illustration purposes only).

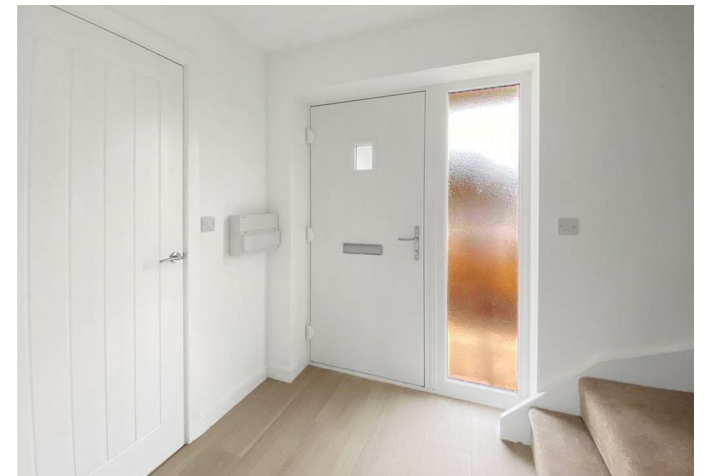
Specification

Internally:

Contemporary fully fitted modern kitchen. Stainless steel sink & mixer tap. Integrated fridge/freezer. Integrated dishwasher. Single oven. Induction Hob with cooker hood extractor. Energy efficient downlights. Utility Cupboard with space for Washing Machine & Tumble dryer. High-quality Vitra white sanitary ware. LVT Floor coverings to ground floor. Carpet to first floor and stairs.

Externally:

PV panels (2.1kW integrated solar array). Front & rear paths of buff riven slabs. Front & rear gardens turfed. Patio. External lighting to front door & rear of house. Outside tap. Electric car charging supply.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

