



📍 1 Nash Meadow, Devizes, SN10 2GQ

🔗 Offers In Excess Of £600,000

A most impressive flexible 6 bedroom detached family home in a popular residential location, within walking distance to Devizes Marina and amenities including shops and the very popular 'The Hourglass' pub & restaurant.

- Immaculately Presented 6 Bedroom Family Home
- Flexible Accommodation Throughout
- Solar Panels and Batteries With Feed-in Tariff
- Double Garage With Light & Power and Ample Driveway Parking
- Sought After Residential Location Close to Devizes Marina and Town Centre
- 4 Years Left on NHBC
- Impressive Versatile 3rd Floor
- Easterly Facing Easily Maintained Garden
- Catchment For Bishops Cannings Primary School
- Attractive and Imposing Frontage

🏠 Freehold

🏠 EPC Rating B



Strakers welcome to the market this most impressive 6 bedroom detached family home. Immaculately presented throughout and ready to move in tomorrow, on offer is incredibly spacious accommodation which can be versatile to suit ones needs.

As soon as you turn the corner into Nash Meadow and notice this attractive double fronted modern home you are immediately impressed and this feeling will be carried through as you enter through the front door. Welcoming you in with an instant sense of space, the entrance hall leads you into, respectively, the modern fitted kitchen/diner with a range of integrated appliances to completely satisfy a cooks needs, a great size living room flooded with natural light and enjoying a lovely outlook to the garden. There is also a separate dining room for the more formal occasion throughout the year, as well as great utility room, plenty of cupboard storage space and a downstairs cloakroom.

To the first floor are 4 good sized double bedrooms which could double up as studies/hobby rooms. The principal bedroom really gives the wow factor with it's size and en-suite. With plenty of cupboard storage space on offer again on this floor and completed with a family bathroom.

Currently the top floor is set up as an office, spacious studio, sitting area and a shower with WC. It could easily be turned into the most amazing principal suite with dressing room, en-suite and snug area.

Externally there is driveway parking for 4 cars, leading onto a detached double garage, with light & power, which houses the inverter and batteries for the solar panels. There is also an easily maintainable east facing garden with lovely patio area making a fantastic entertaining space.

Situation

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. It is 10 miles from Pewsey which has a railway station with trains going to London, and the M4 is not far distant. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for families, with countryside and the canal right on the doorstep too.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information

Council Tax: F

EPC Rating:

Services: All mains services and solar panels with batteries in the double garage.

Agents note: There will be a management charge but the management committee has not yet been established. Current vendors have not paid any fee's.



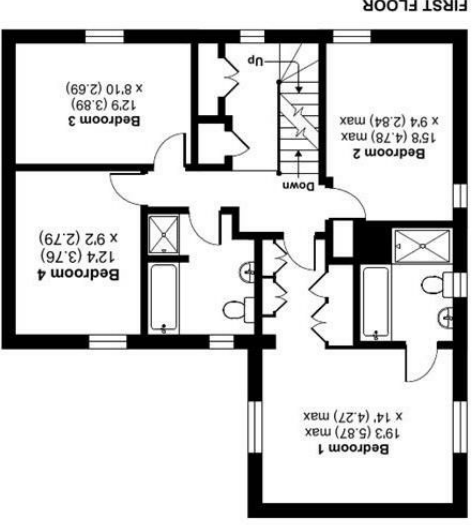
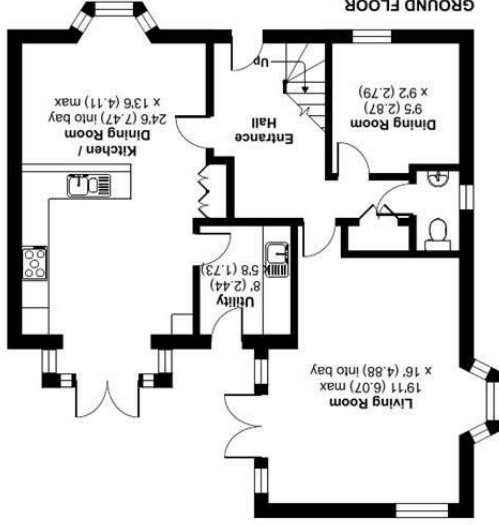
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Nash Meadow, SN10

Approximate Area = 2083 sq ft / 193.5 sq m
 Limited Use Area(s) = 318 sq ft / 29.5 sq m
 Garage = 462 sq ft / 42.9 sq m
 Total = 2863 sq ft / 266 sq m
 For identification only - Not to scale



Denotes restricted
head height



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023.
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