



📍 45 Nursteed Road, Devizes, Wiltshire, SN10 3AJ

🏠 Price Guide £525,000

A wonderfully spacious and well presented 1920s detached family home with a delightful garden and heated outdoor swimming pool.

- Attractive 1920s Detached Family Home
- 4 Double Bedrooms
- 2 Fronted Reception Rooms
- Superb Refitted Kitchen/Dining Room
- Beautifully Presented Interior
- Stylish Updated Bathroom & En Suite
- Garage & Private Parking 3+ Cars
- Generous Rear Garden & Heated Swimming Pool
- Close To Town & Schools

🏡 Freehold

🏠 EPC Rating E



A handsome 1920s double bay fronted family home, set within easy level walking distance of the town centre, The Green and local primary and secondary schools. This unique home boasts a spacious and well presented interior alongside a private rear garden and an outdoor heated swimming pool.

The current owners have transformed the house giving it a spacious contemporary feel with a new kitchen, bathroom and en suite as well redecorating throughout. Internally the entrance hall opens off to three reception rooms, with the sitting room enjoying a warming multi fuel stove and the family room doubling up as a possible fifth bedroom. The dining room with quality Travertine flooring from local firm 'Artisans' is open plan into the stylish refitted kitchen with a continuation of the tiled flooring, a central island and solid oak worktops. There is a very useful separate utility room plus a downstairs cloakroom. On the first floor, a light and airy gallery landing has access up to a part boarded loft space with scope for possible conversion-subject the building regs approval. There are four good sized bedrooms set off the landing and a refitted modern family bathroom. The principal bedroom also features a refitted en suite with Travertine tiles and quality sanitary ware.

Outside, a tarmac driveway provides parking for 3+ cars alongside the single 19ft garage with a refitted electric door (down the side of the house). The front garden has planted borders and a side gate opening on to the good sized rear garden. The established garden enjoys an excellent amount of privacy and is split into one section featuring an extended patio sun terrace, planted borders, mature shrubs and a lawns, and another section with the lovely outdoor pool with Indian sandstone patio and a timber summer house/changing room to far end of the garden. An early viewing is strongly encouraged!

Situation

The property is set in a most convenient location, being just a stone's throw of the town and local schools. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

Council Tax: Band E

Services: All mains services are connected.

The guttering, down pipes and fascias have all been replaced. Recently refitted double glazing throughout.



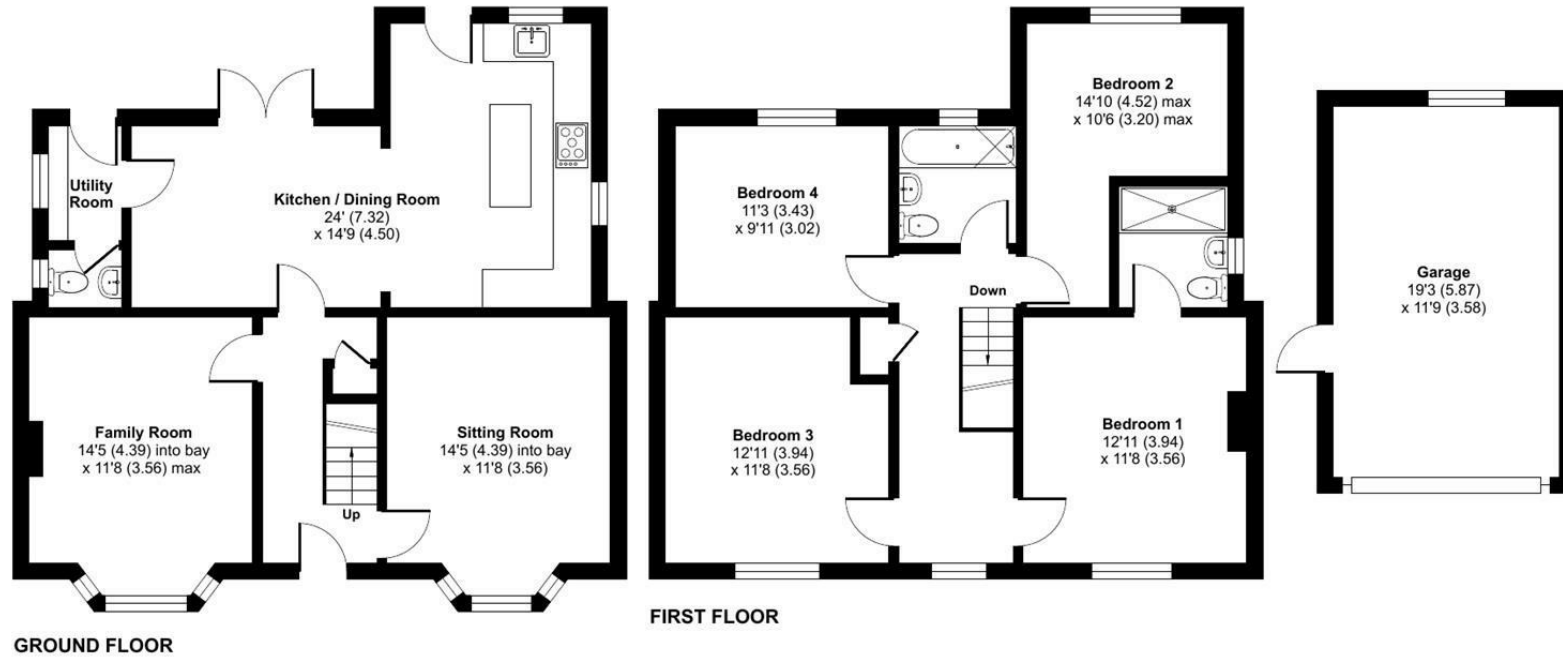
Nursted Road, Devizes, SN10

Approximate Area = 1476 sq ft / 137.1 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 1705 sq ft / 158.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1097502

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