



📍 6 Gandy Way, Devizes, Wiltshire, SN10 2GP

🏠 Guide Price £525,000

A very stylish contemporary home with a private south facing garden and a double garage. Offered with no onward chain.

- Immaculately Presented
- 4 Double Bedrooms
- En Suite + Family Bathroom
- Superb 15ft Open Plan Kitchen/Diner
- 2 Reception Rooms
- Utility & Cloakroom
- Double Garage & Driveway Parking
- South Facing Garden
- Canal & Countryside Walks Just A Stone's Throw Away
- No Onward Chain

🏠 Freehold

🏠 EPC Rating B



Beautifully presented and well-maintained both inside and out, this superb property is ready to move straight in and is offered with no onward chain. With so much to offer including 4 double bedrooms, a double garage, driveway parking, idyllic countryside and canal walks right on the doorstep and in the catchment for the popular Bishops Cannings primary school, this really is an ideal family home.

The spacious ground floor boasts a flexible snug/study- a handy dedicated workspace for anyone working from home, and a generous 17ft bay fronted sitting room. They say the heart of any home is the kitchen, and 6 Gandy Way has a superb kitchen. the kitchen/diner featuring modern integrated appliances, ample counter space, and high-quality fixtures. French doors in the bay recessed dining area allows natural light to flood in as well as providing direct access out to the rear garden. Completing the ground floor is the practical utility room and downstairs cloakroom. Moving to the first floor, the principal bedroom includes an en-suite shower room with a double width shower and built in wardrobes. There are 3 further double bedrooms complemented by a family bathroom.

Outside, the house has driveway parking for 2 cars and a double garage with light and power. A lovely south facing garden means that the sun can be enjoyed throughout the day and enjoys a good amount of privacy. It features a well tended lawn with an extended patio sun terrace bordered by planted beds, established shrubs and trees. In addition there is a separate Indian sandstone seating area set under a flourishing wisteria clad pergola. The hot tub and wall mounted external TV are negotiable extras.

#### **Situation**

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for young 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**

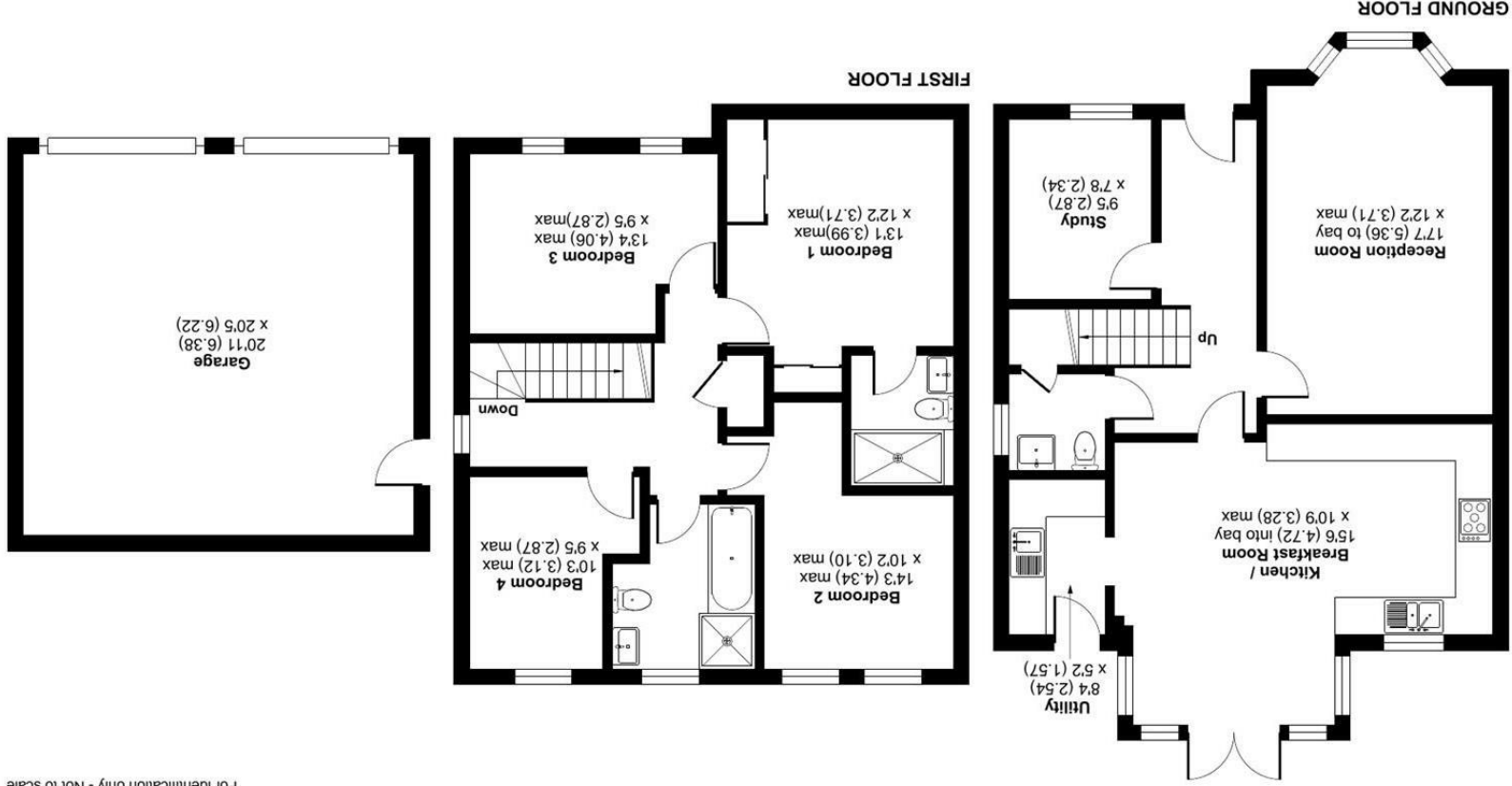
Council Tax: Band F

Services: All mains services are connected at the property.



## Gandy Way, Devizes, SN10

Approximate Area = 1542 sq ft / 143.3 sq m  
Garage = 431 sq ft / 40 sq m  
Total = 1973 sq ft / 183.3 sq m  
For identification only - Not to scale



**Certified Property Measurer**  
RICS  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncb.com 2024.  
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