



📍 7 Rowan Drive, Devizes, Wiltshire, SN10 2FY

🏠 Guide Price £450,000

A beautifully presented four double bedroom detached family home with a stunning kitchen/dining room, single garage and a private partly walled south facing garden.

- Attractive Double Fronted Family Home
- 4 Double Bedrooms
- 23ft x 20ft Open Plan Kitchen/Dining Room
- Stylish En Suite & Family Bathroom
- Large Dual Aspect Sitting Room
- Partly Walled Garden With Large Summerhouse/Store
- Garage & Tandem Parking For 2 Cars
- Walking Distance to Pubs, Canal and Countryside
- Catchment Area to Excellent Primary School

🏡 Freehold

🏠 EPC Rating C



A well proportioned and smartly presented family home on the edge of town. Offering spacious living at just shy of 1400sqft within the semi-rural outskirts of Devizes. Located on the Northern fringes of the town, the property is within the catchment area of the renowned Bishops Cannings Primary School, as well as being walking distance to the canal, local town and rural pubs and surrounding countryside walks.

Walking in through the front door and into the entrance hall, there is a downstairs WC/cloakroom off the hallway and a lovely dual aspect sitting room measuring 17ft long to the right hand side upon entering. To the rear of the house is the real heart of the house and a fabulous entertaining space- a large open plan kitchen and dining room 23ft x 20ft with French style doors leading to rear garden. The kitchen is a contemporary design with breakfast bar, a range of wall and floor mounted units, new flooring (also extending throughout the ground floor) and integrated 'Smeg' appliances. There is a further handy utility room set off the dining area with a further door to the rear and plumbing for white goods as well as floor units. Upstairs, arranged off the light and airy landing is a principal bedroom with an ensuite shower room and three further bedrooms plus a separate modern family bathroom. Three of the bedrooms also benefit from fitted wardrobes.

The fully enclosed rear garden affords a good amount of privacy and has lawns, an extended patio sun terrace with planted borders and established shrubs. To the side of the house is a detached single garage with a personal side door with a good sized summerhouse/garden store behind it, as well as driveway parking for two cars.

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, walking and boating opportunities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information

Council Tax: Band E

EPC Rating: C

Services: All mains services are connected. Please note the current owners have installed a new pressurised water cylinder since the current epc was produced.



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.

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Approximate Area = 1392 sq ft / 129.3 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1569 sq ft / 145.7 sq m

For identification only - Not to scale

