



📍 18 Snell Mead, Devizes, Wiltshire, SN10 2GS

🏠 £560,000

A spacious 5-bedroom detached home with convenient family living at it's heart.

- Immaculately presented throughout
- 5-bedrooms
- Flexible accommodation
- Ample space for playrooms and studies
- En-suite and dressing area to principal bedroom
- Double garage and parking in front
- Easterly facing rear garden
- Kitchen with skylights and French doors
- Separate utility room
- 'B' EPC rating

🏡 Freehold

🏠 EPC Rating B



With 5-bedrooms across 3-storeys, offering flexible and spacious accommodation throughout, this makes for the most fantastic detached family home, in a quiet, popular residential area.

As you enter through the front door, an inviting entrance hallway greets you and guides you through the home whilst offering ample under stairs storage and a downstairs W/C. To your left hand side of the entrance hallway is the incredibly spacious 23'6ft living room, with ample space for all the family to enjoy a light space with the bay-fronted window and French style patio doors. To your right hand side of the entrance hallway is the bay-fronted, flexible, study/snug/playroom, which could have a multitude of uses, depending on ones needs. The real heart of this family home is the kitchen/breakfast room, flooded with natural light from the 2 skylights, French patio doors and a further window above the sink. Modern in finish and well-equipped for convenience, the kitchen includes a range of integral appliances including dishwasher, undercounter fridge, undercounter freezer, double oven & grill and gas ring hob. There is a separate utility room just off the kitchen with space for further appliances.

On the first floor, there are 3 bedrooms. The principal bedroom boasts a dressing area and en-suite shower room, with the other 2 bedrooms on this floor offering good sized doubles. There is also an airing cupboard and modern family bathroom, with shower over the bath, completing this floor.

The top floor, with a useable landing space, can be flexible, again depending on your needs but offers a further 2-bedrooms, 1 of which is currently used as an office. There is a further modern shower room on this floor.

Externally, there is a generous, easterly facing rear garden, mostly laid to lawn with patioed and gravelled areas. Ample parking is provided through a private driveway in front of a double garage with light and power.

#### **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.

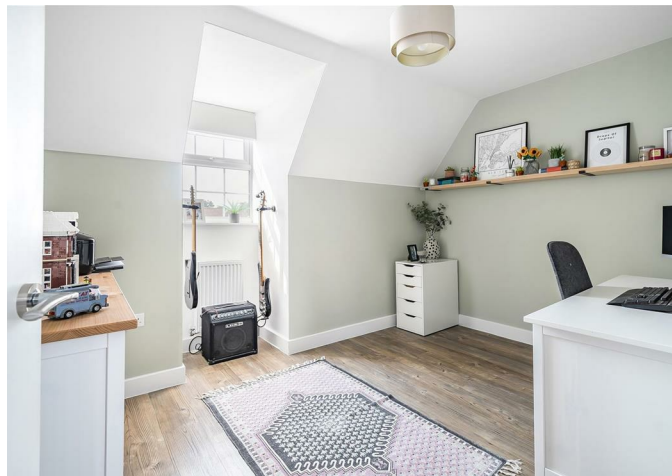
#### **Property information**

All mains services are connected.

Tenure: Freehold

EPC rating: B

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.



# Snell Mead, Devizes, SN10

Approximate Area = 1697 sq ft / 157.6 sq m

Limited Use Area(s) = 114 sq ft / 10.5 sq m

Garage = 430 sq ft / 39.9 sq m

Total = 2241 sq ft / 208 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: 1178775

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