



📍 61 Spitalcroft Road, Devizes, Wiltshire, SN10 3FJ

🔗 Guide Price £320,000

A well proportioned and smartly presented 4 bedroom modern family home.

- Good Sized 4 Bedroom Home (1124sqft)
- 17ft Kitchen/Diner
- Dual Aspect Sitting Room
- En Suite + Family Bathroom
- Downstairs Cloakroom
- Private Enclosed Rear Garden
- Garage & Driveway Parking
- Close To The K & A Canal
- Walking Distance Of Town & Schools

🏠 Freehold

🏠 EPC Rating C



Built in 2009 by well respected developers Crest Nicholson Homes this four bedroom double fronted end of terraced home offers spacious accommodation, particularly upstairs, with a private low maintenance garden to the rear, plus a single garage and parking. The home is perfectly positioned for school catchment areas, walking distance to the canal and also the town centre and shops. It will make a perfect family home.

Walking in through the front door and into the light hallway, the 18ft dual aspect sitting room is located on the right hand side. There is a useful downstairs cloakroom and storage cupboard, plus a door into a 17ft open plan kitchen / dining room is located to the rear of the house with French doors opening onto the rear garden. The kitchen has a range of contemporary wall and floor units, an integrated dish washer and built -in electric oven with 4 ring gas hob, plus space/plumbing for white goods.

On the first floor is the principal bedroom with bespoke fitted wardrobes and en-suite shower room, two further double bedrooms, a single bedroom and a separate family bathroom.

The enclosed rear garden has been designed for easy low maintenance with an option of seating areas including a raised decking area and pergola being an ideal spot for al fresco eating and entertaining. In addition there is a single garage with driveway parking for 2 cars in front of the garage. Viewings are highly recommended.

Situation

Spitalcroft Road is situated in a popular location close to the famous Kennet & Avon Canal on the northern side of town within a short level walking distance of the bustling town centre with its wide variety of shops, boutiques, café's, restaurants and other facilities and services. This historic market town has many other amenities including a leisure centre, schools for all ages, various supermarkets, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal provides good fishing and walking whilst the major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information

Council Tax: Band: D

Services: All mains services are connected. New gas combi boiler installed in 2021.



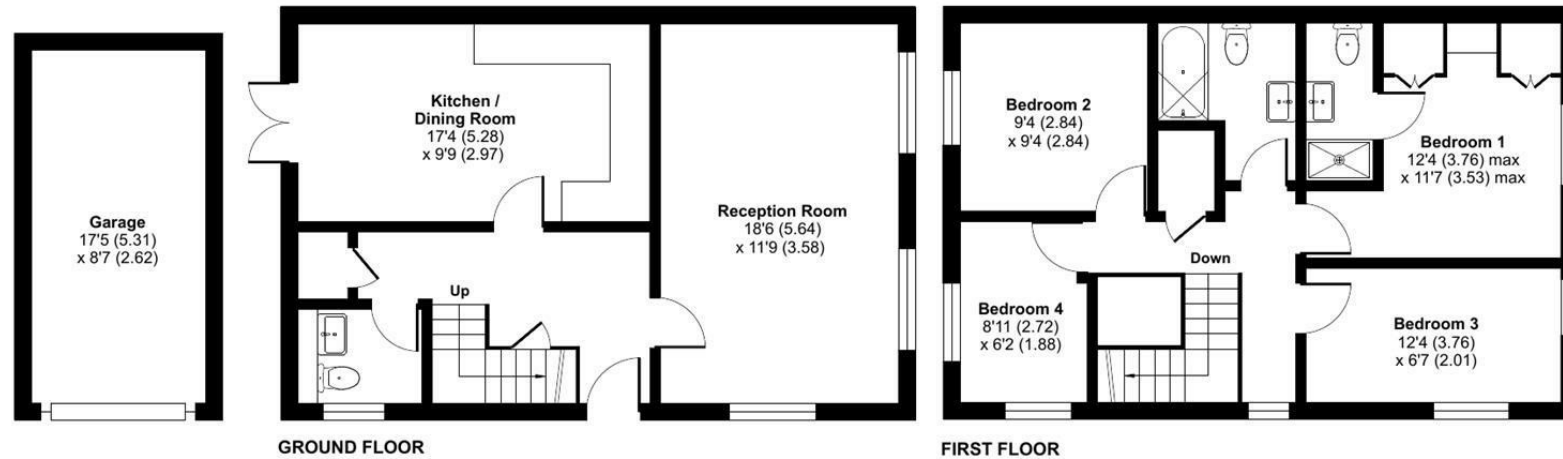
Spitalcroft Road, Devizes, SN10

Approximate Area = 1124 sq ft / 104.4 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1276 sq ft / 118.5 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). © nrichcom 2024. Produced for Strakers. REF: 1178578

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