



📍 71 Chivers Road, Devizes, Wiltshire, SN10 3FP

🏠 Guide Price £385,000

An incredibly spacious 4/5 bedroom home with excellent reception space plus the added benefit of an en suite, a single garage and a private garden.

- Four Bedroom Modern Home
- Over 1800 SQFT Of Accommodation
- 2 Good Sized Reception Rooms
- En Suite Shower Room & Family Bathroom
- Impressive Main Bedroom
- Private Rear Garden
- Garage & Parking
- Walking Distance Of Town & Amenities
- Offering Flexible Accommodation

🏡 Freehold

🏠 EPC Rating C



An incredibly spacious family home with circa 1800sqft of accommodation! An internal viewing is highly recommended to fully appreciate this deceptively spacious home that offers buyers great flexibility in the overall layout too.

Internally, an entrance hall with downstairs cloakroom, leads off to a flexible family room with an archway opening into the smart modern kitchen/dining room with a range of appliances including a built-in oven, hob, dishwasher and fridge/freezer.

The first floor boasts a large reception room, study and principal bedroom with en-suite shower room and built in wardrobe. The top floor has an impressive second bedroom, two further bedrooms and family bathroom. Other benefits include UPVC double glazing and modern gas fired central heating (new boiler installed in 2021).

Outside, to the rear of the property is an enclosed garden laid mainly to lawn with gated access leading to a single garage and parking for 1 car.

Situation

The property is located in a popular and established area of Devizes within walking distance of countryside and Roundway Hill. 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, a 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 E

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



Chivers Road, Devizes, SN10

Approximate Area = 1631 sq ft / 151.5 sq m

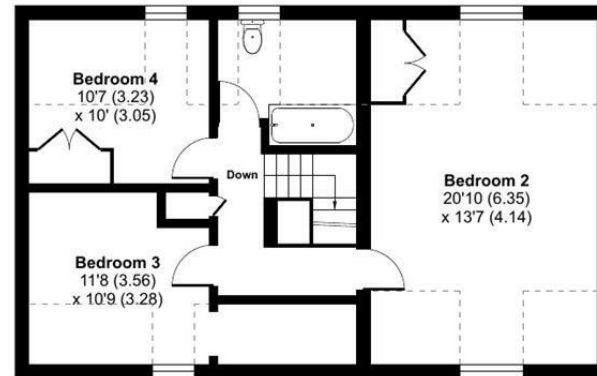
Limited Use Area(s) = 245 sq ft / 22.7 sq m

Garage = 142 sq ft / 13.1 sq m

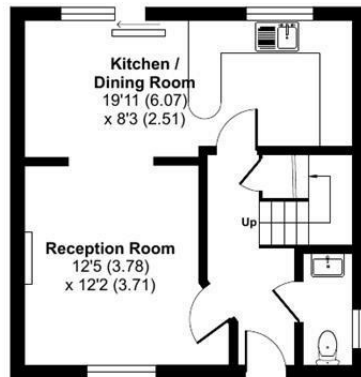
Total = 2018 sq ft / 187.3 sq m

For identification only - Not to scale

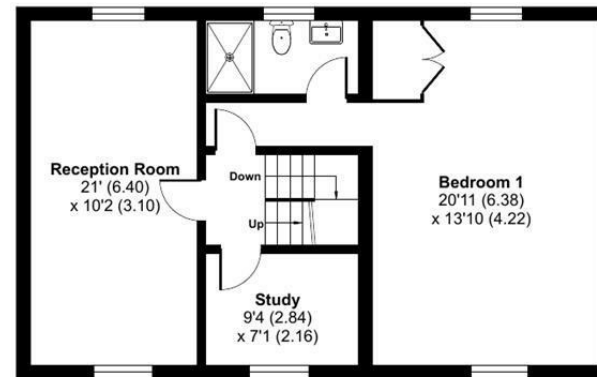
Denotes restricted head height



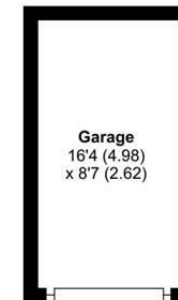
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1188886

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.