



📍 11 Maton Close, Devizes, Wiltshire, SN10 2UH

🏠 Guide Price £625,000

A superb contemporary home with an incredibly spacious layout approaching 2000sqft, combining the finest in design, quality and finish.

- Stylish Contemporary Home Of Circa 2000sqft
- Built In 2021 By Ashford Homes
- Underfloor Heating To All Floors
- Views Over The Kennet & Avon Canal
- Short Stroll From The Town Centre
- 3 Impressive Double Bedrooms
- Incredible 33ft Kitchen/Dining/Family Room
- Quality Bathroom + 2 Shower Rooms
- Glass Fronted Balcony + South Facing Garden
- Integral Garage + 2 Parking Spaces

🏠 Freehold

🏠 EPC Rating B



A stunning 3 double bedroom modern home set in a quiet position at the back of this exceptional development by Ashford Homes, backing on to the famous Kennet and Avon Canal. This immaculately presented home is so much bigger than it may first appear- in fact nearly 2000 sqft in total, so an internal viewing is strongly encouraged to not only appreciate the light, airy layout but also to see up close the high specification finish this homes benefits from.

On the ground floor is a large cloakroom, plus an 18ft sitting room with bi-folding doors to a glass fronted balcony with steps down to the garden. From the balcony you can sit and enjoy the views of the canal barges as they meander between the famous locks. Set off the hall is a door into the integral garage which has light and power. From the hall stairs go down to a most impressive 37ft open plan kitchen/dining/family room with bi folding doors on to the garden. A marvellous space to eat and entertain in. The kitchen features quartz worktops, tiled flooring, a breakfast bar and a range of quality integrated appliances. Set off the kitchen is a large utility and an additional shower room.

On the first floor there are 3 good double bedrooms and a stylish family bathroom with a quality suite, tiled flooring and low level LEDs. Of particular note is the magnificent principal bedroom which has a wonderful vaulted high ceiling and a superb floor to ceiling arched window (again with views over the canal). The main bedroom also enjoys a luxurious en suite shower room.

Further benefits include underfloor heating (wet system) and gas fired central heating. Outside, there are 2 allocated parking spaces, the aforementioned first floor glass fronted balcony and a private south facing rear garden which has been nicely landscaped by the current owners. Behind the garden is an ecology corridor run by the River and Canal trust which is a haven for birds and all kinds of wildlife.

Situation

Maton Close is situated in a popular and well established residential area of the town standing that is only a short walk from amenities, backing on to the canal and the famous Caen Hill flight of locks. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers.

Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre and a vibrant live-music scene. The town centre offers a wide range of amenities including a choice of supermarkets, shops, a modern leisure centre with indoor swimming pool, public library, and schooling for all age groups. 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 including gas fired central heating. Underfloor heating to all floors.



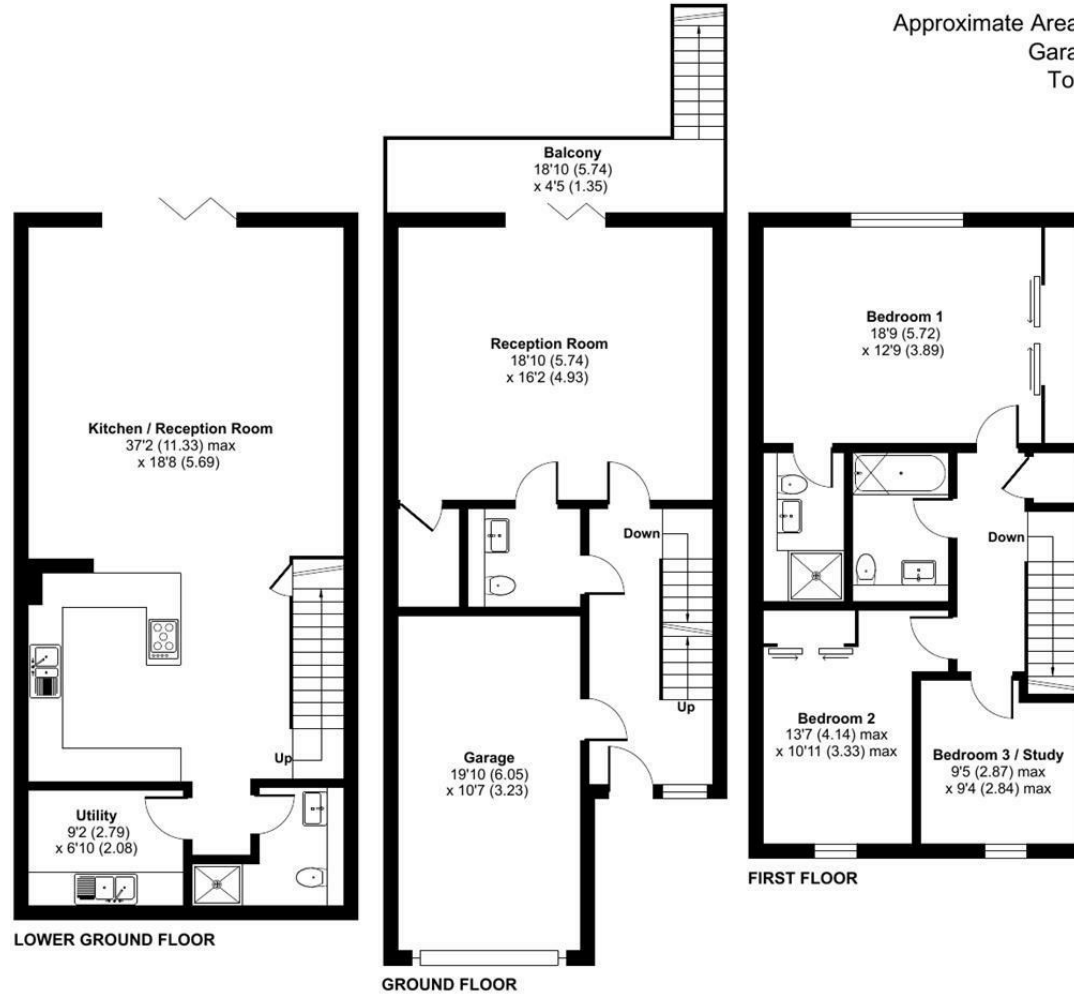
Maton Close, Devizes, SN10

Approximate Area = 1928 sq ft / 179.1 sq m

Garage = 215 sq ft / 19.9 sq m

Total = 2143 sq ft / 199 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: 1194845

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