



- 11 Melrose Close, Market Lavington, Devizes, Wiltshire, SN10 4DB

A well-presented 3-bedroom semi-detached home in the popular village of Market Lavington. Benefitting from a garage, ample driveway parking and private enclosed rear garden.

- 3-bedrooms
- Semi-detached home
- Well-presented throughout
- Ample driveway parking
- Single garage
- Private enclosed rear garden
- Popular Wiltshire village
- Reception room with wood burner
- Freehold
- @ EPC Rating E









A well-presented three-bedroom semi-detached home located in a quiet cul-de-sac within the popular village of Market Lavington. The property offers a great balance of modern comfort and practicality, making it an ideal home for families or first time buyers alike.

On the ground floor, there is a welcoming entrance hall, cloakroom, and a spacious kitchen/dining room fitted with a range of modern units and ample space for a dining table, perfect for family meals or entertaining. The living room to the rear features a wood-burning stove and patio doors opening onto the garden, creating a bright and inviting space.

Upstairs, there are three bedrooms, two of which are generous doubles, along with a stylish family bathroom.

Externally, the property benefits from a single garage and driveway parking for up to four vehicles, a rare advantage in this location. The south-facing rear garden is designed for easy maintenance, featuring a lawn, patio area, and decking with a pergola, ideal for enjoying the sun and outdoor dining.

A delightful home in a sought-after village with excellent access to local amenities.

## Situation

The property is situated in a sought after cul de sac just off the centre of this sought after Wiltshire village with extensive amenities including primary and secondary schools, doctor's surgery, a public house, a Church, takeaways, a pharmacy, grocery store, butchers, Post Office and hairdressers. Market Lavington lies some five miles south of the bustling market town of Devizes which offers a more comprehensive range of shopping, transport and leisure facilities. The major centres of Chippenham, Marlborough, Swindon, Salisbury and Bath are all within commuting distance.

## **Property information**

LPG gas heating. We are advised mains electric, water and drainage are connected.

Tenure: Freehold EPC rating: E Council tax band: B





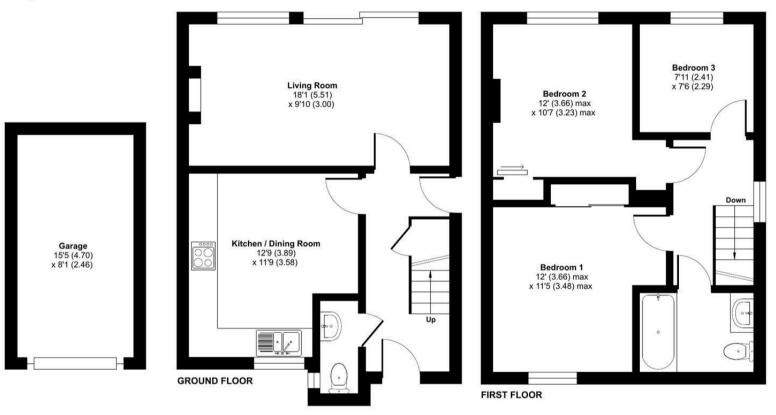


## Melrose Close, Market Lavington, Devizes, SN10



Approximate Area = 866 sq ft / 80.4 sq m Garage = 125 sq ft / 11.6 sq m Total = 991 sq ft / 92 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). @ nlchecom 2022. Produced for Strakers. REF: 89003

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