



strakers

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

In branch | Online | On the move
strakers.co.uk

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

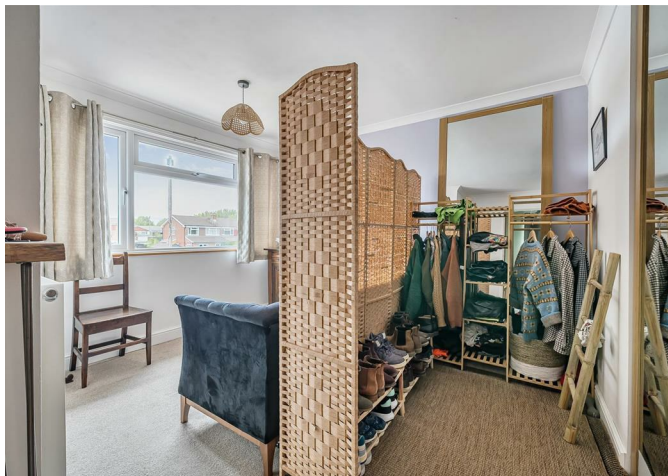
🏠 Guide Price £299,950

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



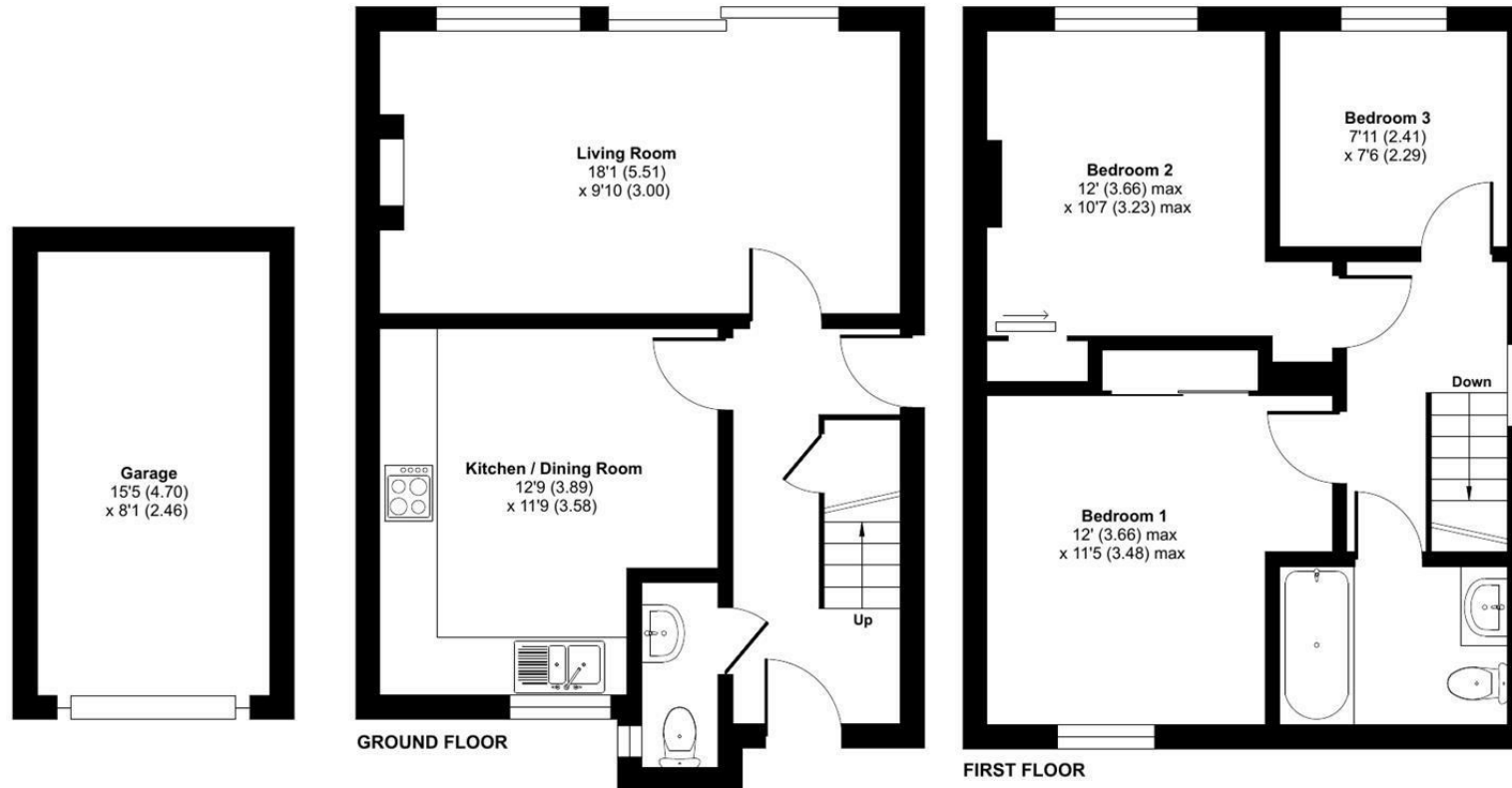
Melrose Close, Market Lavington, Devizes, SN10

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). © nitchecom 2022. Produced for Strakers. REF: 890039

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.