

# CAULFIELDS

## RESIDENTIAL SALES



### Rose Villa , Roundway, SN10 2HY

Guide Price £495,000



An attractive semi-detached country house, greatly improved by the current owner, situated at the bottom of Roundway Hill within the desirable hamlet of Roundway on the north-east side of Devizes. Occupying a good size plot with gardens to the front, side, & rear, including ample driveway parking.

The beautifully presented accommodation features an inviting entrance hallway with stairs rising to the first floor and doors leading to; a dual aspect living room with exposed timber floorboards and a lovely fireplace with inset log-burning stove, a dining room with an open fireplace, a stunning re-fitted kitchen (with a rear door leading out to a newly fitted Veranda), and a large re-fitted shower room featuring a walk-in shower. Upstairs, there are four well-proportioned double bedrooms each with an original feature fireplace, and a re-fitted bathroom.

Outside, the enclosed gardens to the front & side are mainly laid to lawn with gated access to the front & rear of the property. To the rear of the house is an enclosed gravelled area (which could be used for further parking), a useful workshop, a store room, and a timber garden shed. An additional gravelled area beyond the gate & fencing is currently used for off-road parking. Internal viewings are by appointment only with Caulfields.

- Substantial Semi-Detached House
- Semi-Rural Location on Edge of Devizes
- Two Reception Rooms, Kitchen, and Downstairs Shower Room
- Electrics Tested & Certified 2024
- Veranda, Workshop, & Store Room
- Beautifully Refurbished Throughout
- Four Double Bedrooms, and Upstairs Bathroom
- New Oil Fired Boiler 2024 (Certified) & New Hot Water Cylinder 2023
- UPVC Double Glazed Windows
- Gardens & Driveway Parking for Several Vehicles

