

# CAULFIELDS

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## RESIDENTIAL SALES



### 3 Franklyn Road, Devizes, SN10 2FE

Guide Price £299,950



A spacious & versatile, modern townhouse. Beautifully improved & presented by the current owners. Ideally situated on the east side of Devizes for easy commuting to Marlborough, Swindon, and the M4 motorway. In the catchment area for Bishops Cannings Primary School and within walking distance of a range of other amenities, including the nearby Kennet & Avon Canal, Devizes Marina, 'The Hourglass' canal-side pub & restaurant, and the stunning Wiltshire countryside!

The accommodation on the ground floor comprises an inviting entrance hall, a useful cloakroom, a family room to the front, and a superb kitchen / diner to the back with French doors leading out to the rear garden. Upstairs, the layout on the first floor comprises the principal bedroom overlooking the rear garden (featuring a 'Juliet' balcony, ample fitted wardrobes, & en-suite shower room), and a stunning sitting room with tasteful wood panelling, 'Juliet' balcony, & feature only fireplace. On the second floor there is a beautiful guest bedroom with fitted wardrobes & en-suite shower

- Freehold Modern Townhouse
- Walking Distance to Amenities
- Kitchen/Diner, Family Room, & Sitting Room
- UPVC Double Glazed Windows
- Enclosed Rear Garden with Gated Access
- Pleasant Residential Area
- Four Bedrooms, Two En-Suites, & Main Bathroom
- Spacious Entrance Hall & Cloakroom
- Gas Fired Central Heating System
- Two Allocated Car Parking Spaces

