



Pinetum Close, Devizes SN10 5EW

welcome to

Pinetum Close, Devizes

Set within an exclusive development, this impressive home offers generous living space, four double bedrooms, a contemporary kitchen with integrated appliances, quality bathrooms, a double garage, driveway parking and a secluded rear garden.

Entrance Hall

A welcoming entrance hall sets the tone for the home, with stairs rising to the first floor and doors providing access to the lounge, snug, kitchen, study and cloakroom. A large window floods the space with natural light, creating a bright and inviting first impression, while laminate flooring and a radiator complete the room.

Cloakroom

A practical downstairs cloakroom comprising a low level W/C and corner wash hand basin. Finished with laminate flooring and benefiting from a radiator, providing convenience for both residents and guests.

Lounge

A spacious dual-aspect lounge enjoying an abundance of natural light from a window to the front aspect and double French doors opening onto the rear garden. The room is centred around an attractive Bath stone fireplace, creating a charming focal point, while offering ample space for a range of lounge furniture. Finished with two radiators, this is a wonderful space for both relaxing and entertaining.

Snug

A versatile snug accessed via double doors from the entrance hall, offering flexible accommodation to suit a variety of needs, whether as a family room, playroom, reading room or additional reception space. A window to the front aspect provides plenty of natural light, while a radiator ensures year-round comfort.

Study

A well-proportioned and versatile room offering flexible accommodation to suit a variety of lifestyles.

Ideal as a study, home office, playroom or hobby room, the space benefits from a window overlooking the rear garden, providing a pleasant outlook and plenty of natural light. Further enhanced by a useful built-in storage cupboard and a radiator, this is a practical and adaptable addition to the home.

Kitchen

A well-appointed kitchen fitted with an extensive range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer with mixer tap. Integrated appliances include a dishwasher and fridge/freezer, while space is provided for a range-style cooker with gas hob and extractor hood above. There is ample room for a breakfast table and chairs, making this an ideal space for both everyday dining and entertaining. A window overlooking the rear garden and French doors opening onto the patio allow natural light to flood the room, creating a bright and welcoming atmosphere. The kitchen is further complemented by tiled flooring and a radiator.

Utility Room

A practical and well-designed utility room offering space and plumbing for both a washing machine and tumble dryer. The room is fitted with a stainless steel sink and drainer with cupboards below, complemented by a window to the rear aspect. A door provides internal access to the double garage. Finished with tiled flooring and served by a radiator.

Landing

The landing is approached via stairs rising from the entrance hall and provides access to all four bedrooms and the family bathroom. Enhancing the sense of space and grandeur, the impressive galleried landing creates a striking architectural





feature while allowing natural light to flow throughout the first floor. Further benefits include a useful airing cupboard and loft access.

Bedroom One

The spacious principal bedroom enjoys a pleasant rear aspect through two attractive dormer windows, creating a light and inviting atmosphere. Benefiting from direct access to a private en-suite, the room offers excellent storage with built-in cupboards neatly integrated into the eaves, together with a substantial built-in storage cupboard. Further complemented by two radiators, this impressive bedroom provides a comfortable and practical retreat.

En-Suite

The en-suite is beautifully appointed and comprises a low-level W/C, wash hand basin and a generous double shower cubicle. An obscure-glazed window to the side aspect provides natural light while maintaining privacy, with an extractor fan ensuring effective ventilation. The room is further enhanced by a contemporary ladder-style heated towel rail, creating a stylish and practical space.

Bedroom Two

A generously proportioned second bedroom enjoying an abundance of natural light from two windows overlooking the rear aspect. The room benefits from an excellent range of built-in storage, including triple wardrobes, and further enjoys the convenience of a private en-suite shower room. A radiator completes this comfortable and well-appointed double bedroom.

En-Suite

A generously sized en-suite bathroom comprising a low-level W/C, wash hand basin, bath and separate shower cubicle, offering both practicality and comfort. An obscure-glazed window to the rear aspect allows natural light to enter while maintaining privacy, with an extractor fan providing

effective ventilation. The room is further enhanced by a stylish ladder-style heated towel rail, completing this well-appointed space.

Bedroom Three

Another well-proportioned double bedroom enjoying a window to the front aspect, allowing for plenty of natural light. The room benefits from double built-in wardrobes, providing excellent storage, while still offering ample space for additional bedroom furniture. Further enhanced by a radiator, this is a comfortable and inviting bedroom.

Bedroom Four

Situated to the rear of the property, this well-proportioned double bedroom enjoys a pleasant outlook over the rear garden through a window to the rear aspect. The room benefits from double built-in wardrobes, providing excellent storage, while still offering ample space for additional bedroom furniture. Further enhanced by a radiator, this is a comfortable and versatile bedroom, ideal for family living or guest accommodation.

Bathroom

The family bathroom is beautifully appointed and comprises a low-level W/C, wash hand basin, bath and a generous double shower cubicle, providing the perfect blend of practicality and luxury. An obscure-glazed window to the front aspect allows natural light to flood the room while maintaining privacy, with an extractor fan providing effective ventilation. Finished with a contemporary ladder-style heated towel rail, this stylish bathroom serves the home's bedrooms with ease.

Front Garden

The front garden is attractively landscaped, framed by a mature hedge that provides both privacy and kerb appeal. A pathway leads to the front entrance,



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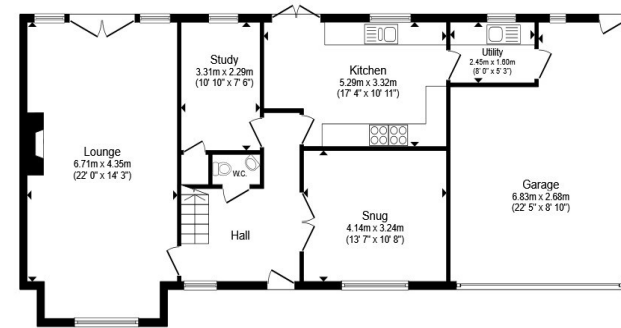
Pinetum Close, Devizes

- Four Bed Detached in an Exclusive Development
- Spacious Well Designed Layout
- Cloakroom, Two Bathrooms and Shower Room
- Double Garage & Driveway Parking
- Good Sized Rear Garden

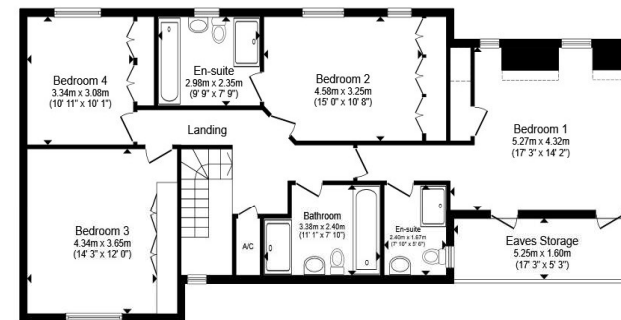
Tenure: Freehold EPC Rating: C

Council Tax Band: F

£650,000



Ground Floor



First Floor

Total floor area 233.0 m² (2,508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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