

# CAULFIELDS

## RESIDENTIAL SALES



31 Phillip Close, Devizes, SN10 2BY

Guide Price £225,000



An immaculate two bedroom home with a smart kitchen / diner, a modern bathroom, an enclosed rear garden and off-street parking for three cars. Ideally situated at the end of the cul-de-sac with an open outlook to the rear, walking distance from the historic market town of Devizes, the nearby Kennet & Avon Canal, and the beautiful Wiltshire countryside!

The accommodation on the ground floor comprises an entrance porch, a lovely sitting room, and a kitchen / diner with French doors out to the rear garden. Upstairs, there are two bedrooms and a stylish bathroom with a digital 'Mira' shower over the bath. The main bedroom features built-in storage and fitted wardrobes. Other benefits include UPVC double glazing and a gas-fired central heating system.

Externally, there is driveway parking to the front of the property with additional allocated parking and an enclosed rear garden with gated access, featuring a good size patio, a lawn area, and a timber garden shed with light and power. Internal viewings are by appointment only with Caulfields.



■ \*\*\*PLEASE CALL US TO BOOK A VIEWING\*\*\*

- Pleasant Residential Cul-De-Sac
- Two Bedrooms & Bathroom
- UPVC Double Glazed Windows
- Fair-Size Enclosed Rear Garden

- Tastefully Presented Throughout
- Walking Distance to Amenities
- Sitting Room & Kitchen/Diner
- Gas-Fired Central Heating System
- Driveway Parking