



Westons Piece, DEVIZES SN10 2GJ

Welcome to

Westons Piece, DEVIZES

Former show home in a prime position overlooking green space. This spacious 4-bedroom detached home offers a study, open-plan kitchen/diner with patio doors, utility room, en-suite, and fitted wardrobes. Landscaped garden with pergola, driveway parking, and garage.

Auctioneer's Comments

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Entrance Hall

A spacious and welcoming entrance hall featuring luxury vinyl flooring, a radiator, and stairs rising to the first floor. Doors provide access to the study, sitting room, cloakroom, and an impressive open-plan family kitchen/dining room, creating a practical and well-connected ground floor layout

Sitting Room

A bright and spacious sitting room featuring a charming bay window to the front aspect, allowing plenty of natural light to fill the space. Generously sized to accommodate a full range of lounge furniture, the room also benefits from two radiators, creating a warm and inviting setting—perfect for relaxing evenings or family time.

Study

A versatile room ideal as a study or playroom, featuring a window to the front aspect allowing for plenty of natural light. The space is finished with stylish luxury vinyl flooring and benefits from a radiator, creating a comfortable and practical environment.

Cloakroom

A well-appointed downstairs cloakroom comprising a low-level WC and a wash hand basin with mixer tap and tiled splashbacks. There is an obscure window to the side aspect providing natural light, along with a built-in storage cupboard. Finished with luxury vinyl flooring and a radiator.

Kitchen / Dining Room

The stunning open-plan kitchen/dining/family room truly forms the heart of the home, creating an ideal space for both everyday living and entertaining. Fitted with a stylish range of modern high-gloss wall and base units with work surfaces over, the kitchen is fully equipped with integrated appliances including an oven, gas hob, dishwasher, and fridge/freezer. Stainless steel one-and-a-half bowl sink with mixer tap and drainer inset into the worktop. There is ample space for a large dining table and chairs as well as a comfortable seating area, making it perfect for family meals and social gatherings. Natural light floods the room via a window to the rear aspect and double French doors opening onto the garden. Further benefits include two radiators and quality luxury vinyl throughout.





Utility Room

A practical utility room with a continuation of wall and base units from the kitchen, providing additional storage and worktop space. There is plumbing for a washing machine and further appliance space, along with a stainless steel inset sink with mixer tap. The boiler is neatly housed within a cupboard. A door leads out to the rear garden, and the room is finished with a radiator and luxury vinyl flooring.

Landing

A spacious landing with stairs rising from the entrance hall, featuring a window to the side aspect providing natural light. Doors lead to all bedrooms and the family bathroom, with the added benefit of an airing cupboard, loft access, and a radiator.

Bedroom One

A spacious principal bedroom featuring built-in wardrobes providing ample storage space and plenty of room for a full range of bedroom furniture. A window to the front aspect allows for excellent natural light, and the room is completed with a radiator for comfort.

En-Suite

A well-appointed en-suite comprising a low-level WC, wash hand basin with mixer tap and tiled splashbacks, and a double shower cubicle. There is an obscure window to the side aspect providing natural light, along with an extractor fan, chrome ladder-style heated towel rail, and stylish tiled flooring.

Bedroom Two

A well-proportioned bedroom featuring two windows to the front aspect, allowing for plenty of natural light. The room benefits from a built-in wardrobe providing useful storage and offers ample space for a range of bedroom furniture, along with a flooring radiator for comfort.

Bedroom Three

A well-sized third bedroom situated to the rear of the property, featuring two windows overlooking the garden and allowing for plenty of natural light. The room benefits from built-in wardrobes for storage and is completed with a radiator.

Bedroom Four

Another well-proportioned bedroom featuring a window to the rear aspect overlooking the garden, enjoying good natural light. The room benefits from a built-in wardrobe for convenient storage and is completed with a radiator.

Bathroom

A spacious and well-appointed family bathroom comprising a low-level WC, wash hand basin, bath, and separate shower cubicle. An obscure window to the rear aspect provides natural light, complemented by an extractor fan and inset spotlights. The room is finished with tiled flooring and a chrome ladder-style heated towel rail.

Front Garden

A well-presented front garden mainly laid to lawn, complemented by a selection of mature shrubs. A pathway leads to the front door, with convenient access to the driveway, creating an attractive approach to the property.

Rear Garden

A well-maintained rear garden featuring a patio area adjacent to the property, ideal for outdoor seating, with the remainder laid to lawn and enclosed by wooden panel fencing. There is gated side access leading to the driveway. A decked area with a pergola provides a private and sheltered space, perfect for al fresco dining or a hot tub.

Garage

A garage fitted with an up and over door, and benefiting from both power and lighting, providing secure parking and useful storage space.

Parking

Driveway parking to the side of the property, providing ample off-road parking in front of the garage.



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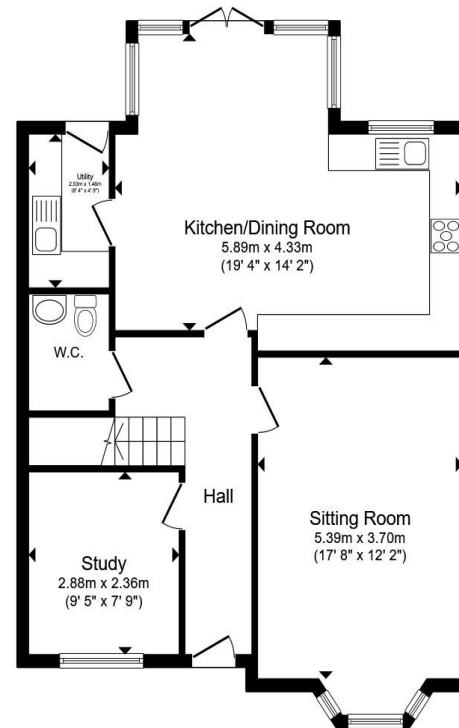
Westons Piece, DEVIZES

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Desirable Devizes Location
- Spacious Four Bed Detached Family Home

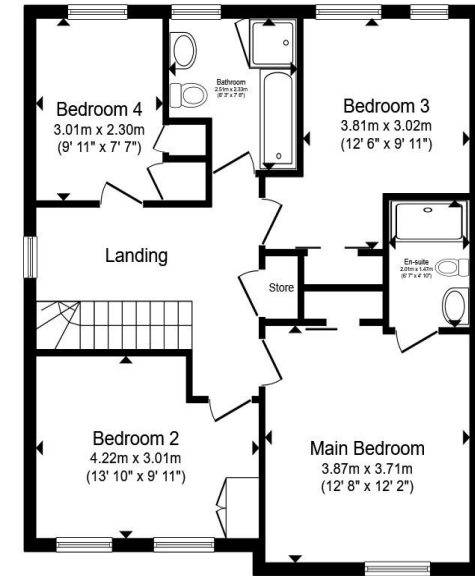
Tenure: Freehold EPC Rating: B
Council Tax Band: F

guide price

£500,000



Ground Floor



First Floor

Total floor area 144.1 m² (1,552 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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