





**Westons Piece,Devizes SN10 2GJ**

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## Westons Piece, Devizes

Exceptional former show home overlooking open green space. This beautifully presented detached home offers a study, spacious sitting room, superb kitchen/dining room, utility, four bedrooms with fitted wardrobes, en-suite, landscaped garden, garage and parking.

**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/WC and impressive open-plan kitchen/dining room, creating a practical and well-connected layout ideally suited to modern family living.

**Sitting Room**
A bright and spacious sitting room featuring an attractive bay window to the front aspect, flooding the room with natural light and creating a welcoming atmosphere. Generously proportioned, the room offers ample space for a range of lounge furniture, making it ideal for both everyday family living and entertaining guests. Further benefits include two radiators, ensuring comfort throughout the seasons.

**Study**
A versatile room ideal for use as a study, playroom or home office, featuring a window to the front aspect that allows for plenty of natural light. Finished with stylish luxury vinyl flooring and benefiting from a radiator, this well-proportioned space offers a comfortable and practical environment to suit a variety of needs.

**Cloakroom**
A well-appointed cloakroom comprising a low-level WC and wash hand basin with mixer tap and tiled splashback. An obscure window to the side aspect provides natural light, while a useful built-in storage cupboard offers additional practicality. Finished with luxury vinyl flooring and a radiator, this space complements the ground floor accommodation.

**Kitchen / Dining Room**
The stunning open-plan kitchen/dining/family room forms the heart of the home, providing an exceptional space for both everyday family life and entertaining. The kitchen is fitted with a stylish range of contemporary high-gloss wall and base units with work surfaces over, incorporating integrated appliances including an oven, gas hob, dishwasher and fridge/freezer. A stainless steel one-and-a-half bowl sink with mixer tap and drainer is inset into the worktop.

Offering ample space for both dining and relaxing, the room easily accommodates a large dining table and chairs alongside a comfortable seating area. Natural light floods the space through a window to the rear aspect and double French doors opening onto the garden. Further benefits include two radiators and quality luxury vinyl flooring throughout, creating a bright, spacious and versatile hub for modern family living.



**Utility Room**
A practical utility room fitted with a continuation of the kitchen's stylish wall and base units, providing additional storage and work surface space. There is plumbing for a washing machine, further appliance space, and a stainless steel inset sink with mixer tap. The gas-fired boiler is neatly concealed within a cupboard, while a door provides convenient access to the rear garden. Finished with luxury vinyl flooring and a radiator, this useful room offers excellent practicality for day-to-day family living.



**Landing**
A spacious first-floor landing with stairs rising from the entrance hall and a window to the side aspect allowing for plenty of natural light. Doors provide access to all four bedrooms and the family bathroom, while a useful airing cupboard and loft





hatch offer additional storage potential. Further benefits include a radiator, creating a bright and practical central hub to the first-floor accommodation.

**Bedroom One**
A spacious principal bedroom featuring built-in wardrobes, providing excellent storage and ample space for a full range of bedroom furniture. A window to the front aspect allows plenty of natural light to fill the room, creating a bright and inviting atmosphere. Further benefits include a radiator and access to the en-suite shower room, making this a comfortable and well-appointed principal suite.

**En-Suite**
A well-appointed en-suite shower room comprising a low-level WC, wash hand basin with mixer tap and tiled splashback, and a spacious double shower cubicle. An obscure window to the side aspect provides natural light whilst maintaining privacy, complemented by an extractor fan, chrome ladder-style heated towel rail and stylish tiled flooring. Finished to a modern standard, this attractive en-suite offers both comfort and practicality.

**Bedroom Two**
A well-proportioned bedroom featuring two windows to the front aspect, allowing an abundance of natural light to fill the room. Benefiting from a built-in wardrobe providing useful storage, the room offers ample space for a range of bedroom furniture and is further complemented by a radiator, creating a bright and comfortable space ideal for a variety of needs.

**Bedroom Three**
A well-sized third bedroom situated to the rear of the property, featuring two windows overlooking the garden and allowing for an abundance of natural light. Benefiting from built-in wardrobes providing excellent storage, the room offers ample space for a range of bedroom furniture and is further complemented by a radiator, creating a bright and comfortable space ideal for a guest room, child's bedroom or home office.

**Bedroom Four**
Another well-proportioned bedroom situated to the rear of the property, featuring a window overlooking the garden and allowing for plenty of natural light. Benefiting from a built-in wardrobe providing convenient storage, the room offers ample space for a range of bedroom furniture and is further complemented by a radiator, creating a comfortable and versatile space suitable for a variety of uses.

**Bathroom**
A spacious and well-appointed family bathroom comprising a low-level WC, wash hand basin, panelled bath and separate shower cubicle, providing excellent convenience for family living. An obscure window to the rear aspect allows for natural light whilst maintaining privacy, complemented by inset spotlights and an extractor fan. Finished with tiled flooring and a chrome ladder-style heated towel rail, this modern bathroom combines both style and practicality.

**Front Garden**
A well-presented front garden, predominantly laid to lawn and complemented by a selection of mature shrubs and planting, creating an attractive first impression. A pathway leads to the front door, while convenient access to the driveway enhances practicality and provides an appealing approach to the property.

**Rear Garden**
A well-maintained rear garden featuring a patio area immediately adjoining the property, providing the perfect space for outdoor seating and entertaining. The remainder of the garden is predominantly laid to lawn and enclosed by wooden panel fencing, creating a safe and private environment. Gated side access leads conveniently to the driveway, while an

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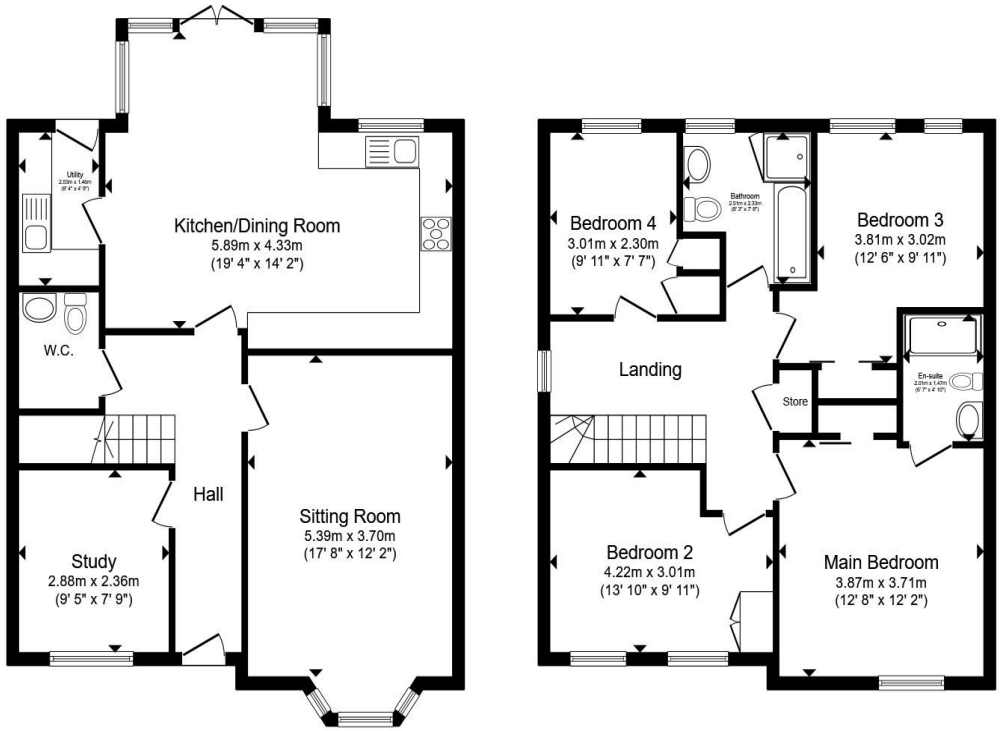
## Westons Piece, Devizes

- Impressive Former Show Home
- Prime Position Overlooking Attractive Open Green Space
- Open Plan Kitchen/Dining Room with Separate Utility Room
- Landscaped Rear Garden with Pergola
- Garage & Parking

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

offers over

**£475.000**




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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