



📍 Platforms, 1 Great Western Close, Devizes, Wiltshire, SN10 1AQ

🏠 Guide Price £599,950

A smartly presented and beautifully positioned individual family home, set just a stone's throw from Devizes town centre.

- 4 Bedroom Detached Family Home
- Exceptionally Well Appointed
- Ideal For The Town Centre
- Generous Reception Space
- Contemporary Kitchen & Utility Room
- Stylish Refitted Bathroom & En Suite
- Corner Plot
- Private Gardens
- Double Garage & Parking

🏠 Freehold

🏠 EPC Rating D



Discreetly tucked away in a wonderful leafy and tranquil location in the heart of town, this unique home is perfect for anyone wanting town centre living with amenities right on the doorstep. Unlike many other properties so close to the town centre, this house comes with the added benefit of both a double garage and ample parking. The current owners have transformed the property in the last 5 years, creating a stylish and contemporary home with a charming private rear garden, which has its own sloped side access in to the property (as well as the steps up to the front door).

Internally, a welcoming entrance hall with useful storage cupboards, opens through to a well equipped dual aspect kitchen with oak worktops, electric induction range cooker and space for a range of further appliances, with a matching utility leading off. The bathroom, downstairs cloakroom and en suite shower room have all been upgraded with quality sanitary ware. The layout is spacious and light with two good reception rooms plus a conservatory (only 5 years old). On the first floor, there are four double bedrooms complemented by a smart updated fully tiled family bathroom with a 'P' shaped bath with a shower over and a glass screen. The principal bedroom has ample wardrobe storage, and a refitted en suite shower room. The property enjoys delightful leafy views to the front and a private fully enclosed garden with a south east facing front garden and south west partly walled rear garden, with patio sun terrace, a vegetable growing area and a well stocked borders,

Further benefits include gas fired central heating (a new boiler was installed in 2020), a double garage with light and power, and parking for several cars. A viewing is strongly encouraged to fully appreciate the wonderful position of this family home.

#### **Situation**

Screened by mature foliage and elevated from the road, the property offers conditions of exceptional privacy yet is a two-minute walk from shops and restaurants. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Council Tax Band= F

Services= All mains services are connected.



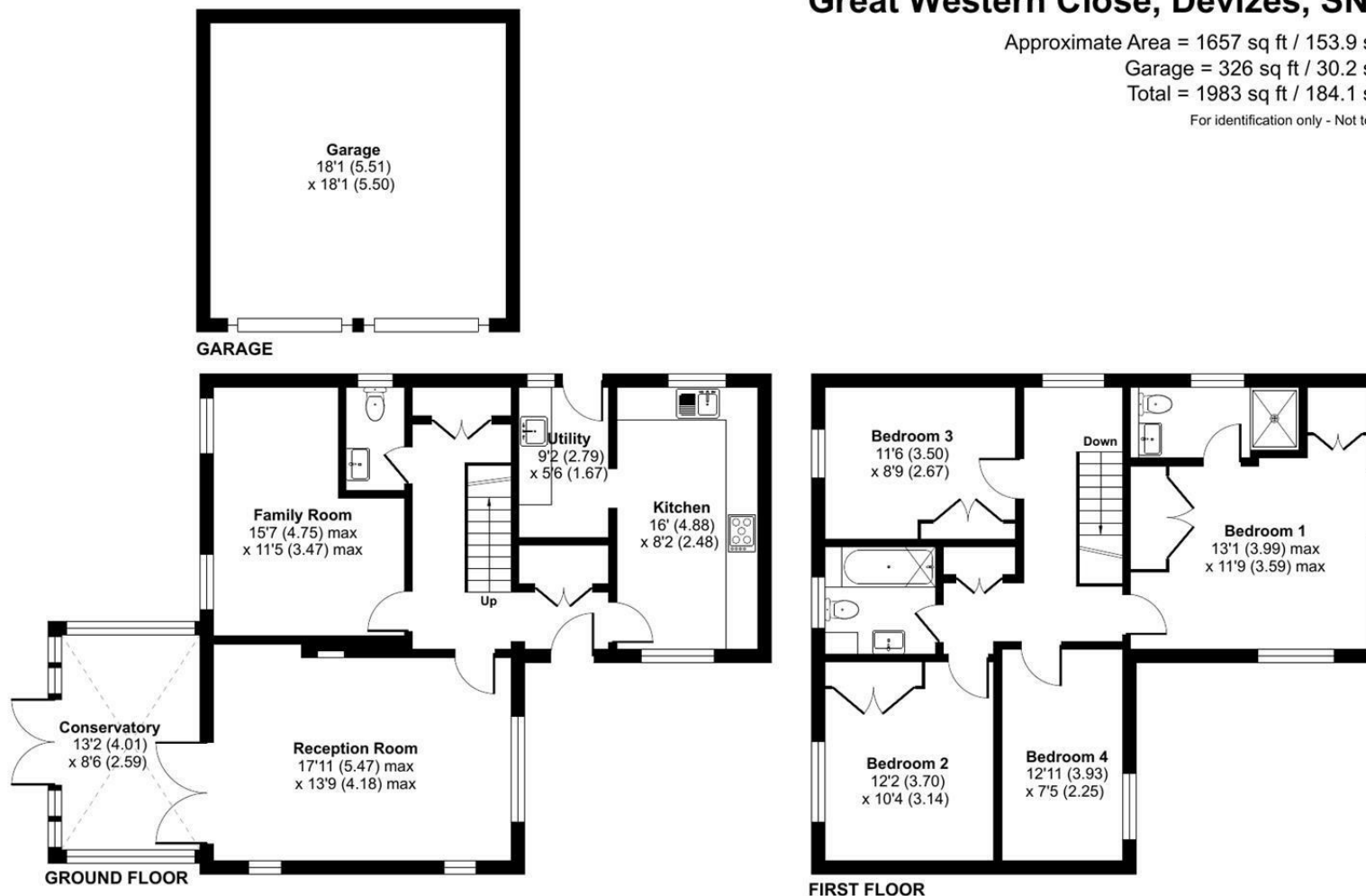
## Great Western Close, Devizes, SN10

Approximate Area = 1657 sq ft / 153.9 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 1983 sq ft / 184.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1305374

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.