



📍 Plot 31, Zephyr Place, Budd Close, Devizes, Wiltshire, SN10 2UP

🏠 £450,000

Discover a thoughtfully designed collection of 2, 3 and 4 bedroom homes in the heart of Devizes, a charming market town in the beautiful Wiltshire countryside.

- JOIN US FOR OUR OPEN DAY ON SATURDAY 12TH SEPTEMBER 11AM-12.30PM.
- 3 Bedroom Detached Home
- Single Garage & Parking Space
- Predicted EPC 'B' Rating
- Air Source Heat Pump
- 1152 SqFt
- Open Plan Kitchen Dining Area
- Town Centre Location
- Opportunity to Indulge in Extras
- Only 2 Homes Available Of This House Type

🏡 Freehold

🏠 EPC Rating B



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Please call Strakers to register your interest and book an appointment to view the show home and enquire about other stunning homes available in this sought-after new development.

The Dyrham is an elegantly crafted double-fronted home, thoughtfully designed to offer spacious, light-filled accommodation that's perfectly suited to modern family living. With carefully considered interiors and high-quality finishes throughout, this exceptional home effortlessly blends style with practicality.

A welcoming entrance hall leads to a generous dual-aspect living room, where double doors open onto the rear garden, creating a bright and relaxing space to unwind. At the heart of the home is the impressive open-plan kitchen and dining room, designed for everyday living as well as entertaining, with French doors providing seamless access to the garden.

The contemporary kitchen combines sleek design with everyday functionality, while a separate utility room offers additional storage, laundry space and convenient external access. The contemporary kitchen is finished to a high specification with soft-close doors and drawers, laminate worktops with matching upstands, an integrated single oven, four-ring ceramic hob, and integrated fridge freezer. A cloakroom completes the ground floor.

Upstairs, the spacious principal bedroom enjoys the luxury of a private en-suite shower room. Two further well-proportioned bedrooms offer versatile accommodation for family, guests or a home office and are served by a stylish family bathroom.

Outside, the fully enclosed rear garden has been rotavated and graded, providing the perfect blank canvas for landscaping, and also benefits from an external tap. The property offers a private driveway providing off-road parking and single garage with an electric vehicle charging point.

Situation

The historic market town of Devizes with its stunning Georgian architecture features more than 500 listed buildings, from Devizes Castle steeped in history to Wadworth's legendary 1875 brewery. The popular weekly market dates back to 1141 and is fringed with an abundance of popular cafes and independent shops. Residents also have easy access to Stonehenge and Bath, while it's just 25 minutes to Chippenham for fast trains to London. Zephyr Place itself has been thoughtfully designed to support both people and wildlife, with green space and a strong emphasis on enhancing the area's biodiversity. From here, you have the freedom to explore miles of countryside and ancient pathways, including the spectacular Caen Hill Locks – the most impressive flight on the UK's waterways and a designated scheduled Ancient Monument. You can also walk into the Town Centre via Quakers Walk and/or via the Canal.

Property Information

Council Tax: TBC as new build

Predicted 'B' EPC Rating

Services: Mains water, drainage and electricity. Air source heat pump.

Agents Notes

Please note all floorplan measurements have been taken from the plans provided in the brochure, but there may be variations in the final build. CGI's are used for illustrative purposes only. Internal images shown are an example of the same house type but on a different Redcliffe Site. Photos shown are of street scenes and locations within Devizes and the surrounding local area. Please note that the specification was correct at the time of going to print but Redcliffe Homes continually review their specifications and reserve the right to make any changes. Prospective purchasers are advised that the development name may not be the final postal address. Flooring is not included.



DYRHAM

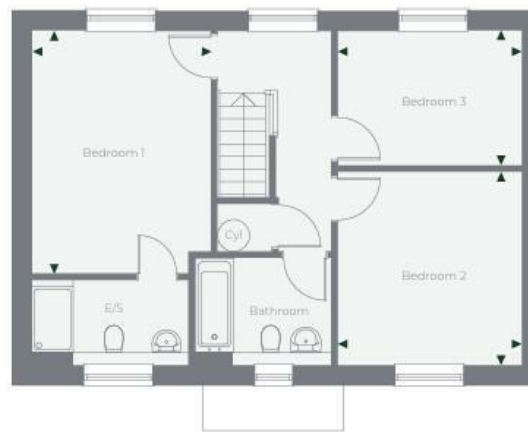
PLOTS 31 & 32

An exquisitely crafted double-fronted home with a bright and airy open-plan kitchen and dining area, ideal for everyday life and welcoming guests. With a convenient utility room just off to the side. A dedicated living room offers a peaceful space to rest and recharge. Upstairs, the main bedroom has its own en-suite, along with two more well-sized bedrooms and a family bathroom.



GROUND FLOOR

Kitchen/Dining Area	3100mm x 6041mm	10' 2" x 19' 10"
Living Room	3227mm x 6041mm	10' 7" x 19' 10"



FIRST FLOOR

Bedroom 1	3236mm x 4385mm	10' 7" x 14' 5"
Bedroom 2	3327mm x 3485mm	10' 11" x 11' 5"
Bedroom 3	3327mm x 2436mm	10' 11" x 8' 0"



3 BEDROOM
HOME



TOTAL AREA
1152 SQ FT | 107 SQ M



B
PREDICTED
ENERGY ASSESSMENT

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.