



📍 7 Nash Meadow, Devizes, Wiltshire, SN10 2GQ

🏠 Guide Price £485,000

An immaculately presented, 4-bedroom, spacious, detached family home, with open plan living at it's heart.

- Immaculately Presented Throughout
- 4-Bedrooms
- Detached Family Home
- Popular Residential Location
- Fantastic Walks On Your Doorstep
- Garage With Light & Power
- Driveway Parking
- En-Suite To Principal Bedroom
- Easily Maintainable Rear Garden

🏡 Freehold

🏠 EPC Rating B



If you're looking for your next family home that you can just move straight in to and start enjoying straight away, this is the home for you. With spacious, light and airy accommodation throughout, it has been well-thought out with family living always in mind and fantastic walks right on your doorstep.

Entering through the front door, an entrance hallway with ample storage and accessible friendly downstairs W/C greets you. To the left of the entrance hallway is the triple aspect, bay fronted, 20'11ft living room, flooded with natural light and featuring an electric fire, offering a good sized space but still retaining a cosy feel. To the other side of the entrance hallway is the equally generous-sized kitchen/diner/breakfast room, boasting a range of integral appliances including a gas ring hob, double oven & grill, fridge/freezer and a breakfast bar allowing for ample cupboard and worktop space. Wall to ceiling glass windows with French doors allow a light and airy space for dining and there is also a convenient utility room with external access.

4 cosy bedrooms await on the first floor, the principal bedroom has great built in wardrobes and en-suite shower room with double length shower. Bedroom 2 and 3 are doubles and a further single is on offer. A modern, 3-piece family bathroom completes the wonderful accommodation.

Externally, a single detached garage with light & power, driveway parking for 2 vehicles and an easily maintainable rear garden, mostly laid to lawn with a patio area.

#### **Situation**

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for young families, with countryside and the canal right on the doorstep too.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

All mains services are connected.

Tenure: Freehold

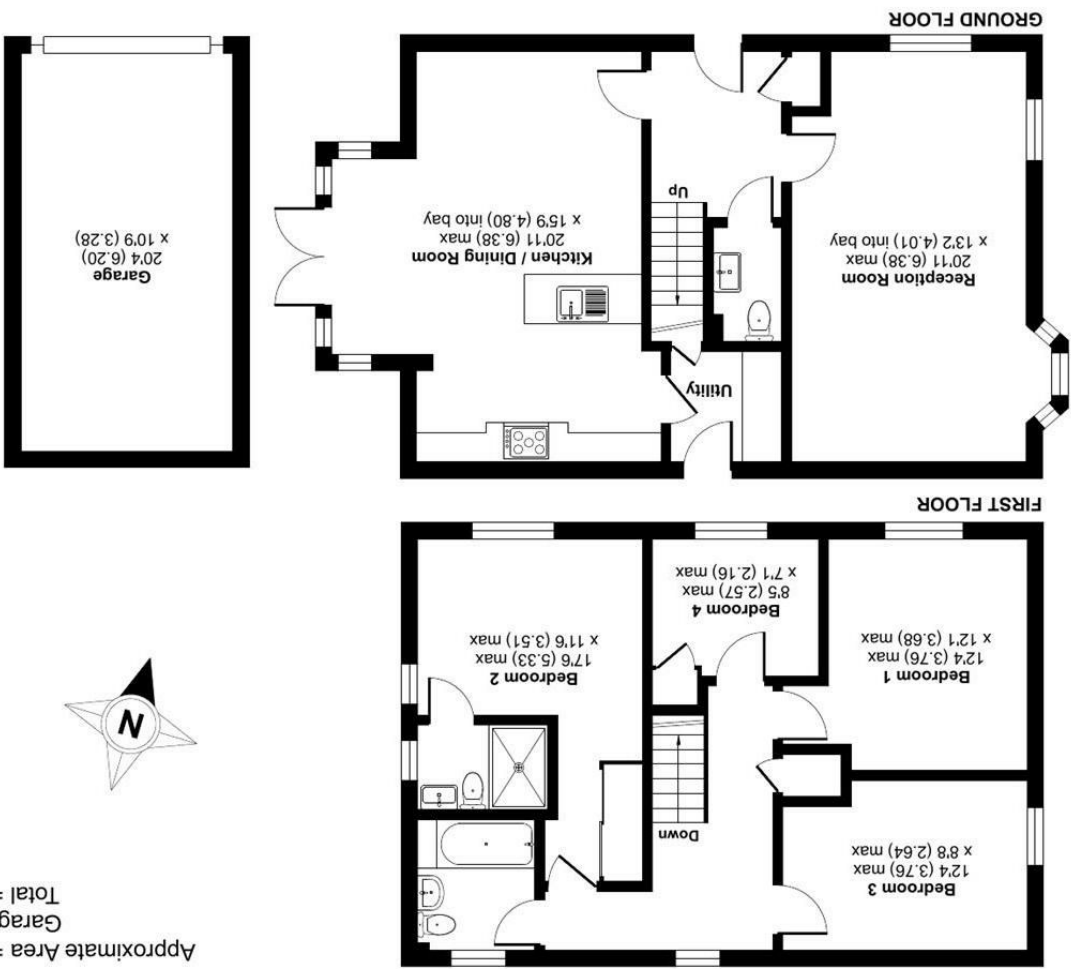
EPC rating: B

Council tax band: E



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RICS  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.  
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Approximate Area = 1358 sq ft / 126.1 sq m  
Garage = 220 sq ft / 20.4 sq m  
Total = 1578 sq ft / 146.6 sq m  
For identification only - Not to scale

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