



📍 1 Hopgood Close, Devizes, SN10 2UG

🏠 Guide Price £315,000

A delightful 3 bedroom detached home, that is beautifully presented and competitively priced-ready to move straight in.

- Modern Detached Family Home
- Three Bedrooms
- En Suite To Main Bedroom
- Refitted Family Bathroom
- Stylish 15ft Kitchen / Diner
- Sitting Room & Conservatory
- Downstairs Cloakroom
- Single Garage & Parking To Rear
- Private Enclosed Rear Garden
- Walking Distance Of Canal & Amenities

🏡 Freehold

🏠 EPC Rating D



Situated close to the historic Kennet and Avon Canal and within easy walking distance of local shops, a pub and café, this beautifully presented three-bedroom detached family home is ideally placed. Homes in this popular location tend to sell quickly, so an early viewing is highly recommended.

The welcoming hallway leads to a modern downstairs cloakroom and a well-presented sitting room, with double doors opening into the updated 15ft kitchen/dining room. Featuring quartz-effect worktops, a breakfast bar and a 'Range'-style cooker. The kitchen is complemented by a good-sized conservatory offering additional versatile living space with doors out to the rear garden.

Upstairs are two double bedrooms and a single bedroom. The principal bedroom benefits from a box bay window, fitted wardrobes and a contemporary en suite shower room with tiled walls and a corner shower. A stylish family bathroom completes the accommodation.

Outside, the front garden features an established low-level hedge, while the fully enclosed, east-facing rear garden offers excellent privacy and low-maintenance appeal, with a paved sun terrace and artificial lawn. A rear gate provides access to a parking space and detached single garage, complete with a new door, lighting and power.

Situation

The property is located in the popular Marina area with canal walks, The Hourglass public house and Devizes Marina Cafe all on the doorstep. 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

Services: All mains services are connected including gas fired central heating. New boiler was installed in 2023.

Council Tax: Band D



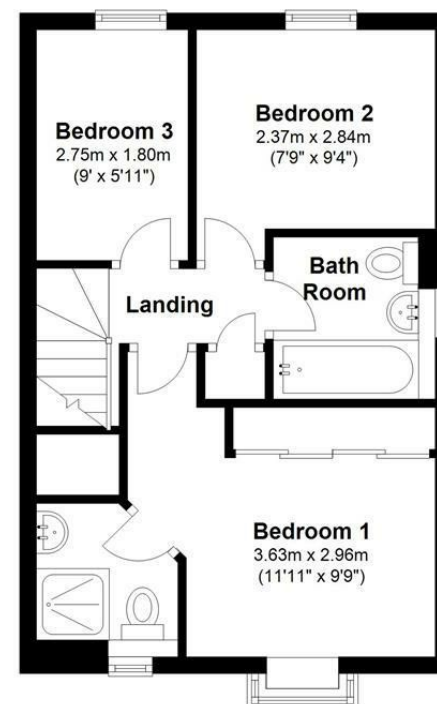
Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 80.7 sq. metres (868.8 sq. feet)

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.