



Marina Close, Devizes SN10 2RQ

Welcome to

Marina Close, Devizes

This attractive three-bedroom home is set in a sought-after Devizes cul-de-sac near the marina. Offering a lounge/diner with conservatory, modern kitchen, cloakroom, three bedrooms and bathroom. Enclosed rear garden and parking for two vehicles complete this ideal family home.

Entrance Hall

Entrance to this three-bed end of terrace family home situated in a sought-after cul-de-sac location close to Devizes Marina within the Wiltshire market town is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, doors to the lounge/diner, kitchen and cloakroom, tiled flooring and a radiator.

Cloakroom

Downstairs cloakroom comprising a low-level w/c, wash hand basin with tiled splash backs, obscure window to the front aspect, tiled flooring and a radiator.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel sink/drainage with mixer tap. Integrated oven, integrated four ring gas hob with extractor fan above, plumbing for washing machine and dishwasher and space for fridge/freezer. Window to the front aspect, wall mounted boiler and tiled flooring.

Lounge / Diner

Good sized lounge/diner with a window to the side aspect and sliding doors leading to the conservatory. Ample space for lounge furniture, built in under stairs storage cupboard and two radiators.

Conservatory

A bright and welcoming conservatory, providing a valuable addition to the living space. With French doors opening out to the rear garden, it creates a perfect area for relaxing or entertaining while enjoying views of the outdoors.

Landing

Stairs from the entrance hall, doors leading to all bedrooms and family bathroom and loft access.

Bedroom One

A good-sized master bedroom featuring a window to the front aspect, allowing for plenty of natural light. The room offers ample space for a range of bedroom furniture and benefits from a double built-in wardrobe as well as an additional built-in cupboard for further storage. Finished with a radiator for comfort.

Bedroom Two

Another good-sized bedroom featuring a window to the rear aspect, allowing for natural light, and offering space for bedroom furniture. The room is completed with a radiator for comfort.

Bedroom Three

A third bedroom situated to the rear, enjoying a pleasant outlook over the garden through a window to the rear aspect. The room also benefits from a built-in cupboard for storage and is completed with a radiator for comfort.

Bathroom

The family bathroom comprises a low-level W/C, wash hand basin, and a bath with shower over. An obscure window to the side aspect allows for natural light while maintaining privacy. Further features include tiled flooring, a shaver point with fitted light, and a chrome ladder-style heated towel rail.





Front Garden

A welcoming front garden featuring a pathway leading to the front door, complemented by a gravelled area with a selection of shrubs, small trees, and flowers, creating an attractive and inviting approach to the home.

Rear Garden

A low-maintenance rear garden enclosed by wooden fencing, featuring a patio area to the fore, ideal for outdoor seating, with the remainder laid to gravel for ease of upkeep. A raised flower bed with a variety of flowers and shrubs adds colour and interest, and the space is completed by a wooden garden shed for additional storage.

Parking

Allocated parking for two vehicles.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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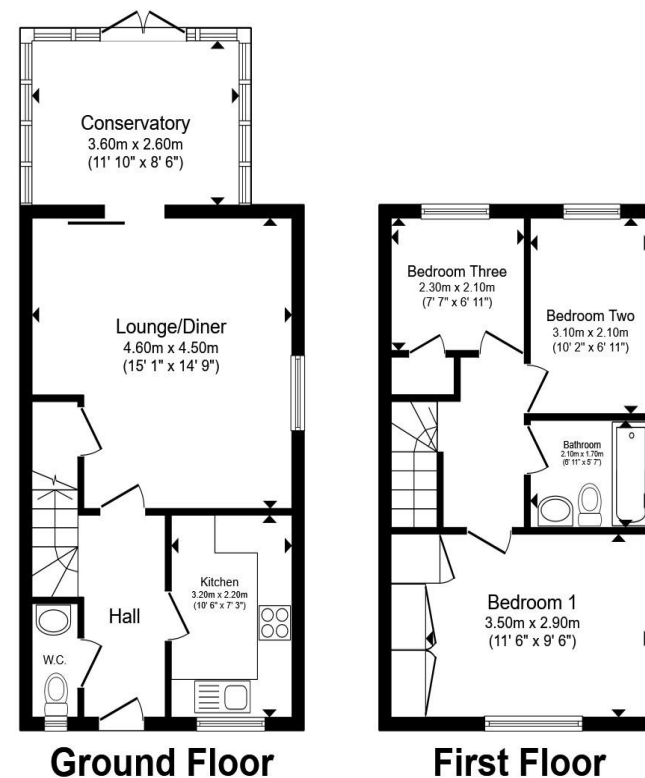
Welcome to

Marina Close, Devizes

- Three Bed Family Home
- Cul-De-Sac Location Near Devizes Marina
- Modern Family Living
- Enclosed Rear Garden
- Allocated Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£300,000



Total floor area 81.5 m² (877 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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Property Ref:
DVZ107223 - 0006

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