





📍 16 Chivers Road, Devizes, Wiltshire, SN10 3FD

🔗 Offers In Excess Of £300,000

An incredibly spacious 4 bedroom home with excellent reception space plus the added benefit of 2 en suites, 2 garages and a s/w facing garden.

- Four Bedroom Modern Home
- Over 1500 SQFT Of Accommodation
- 2 Garages To The Rear
- 2 En Suite Shower Rooms & Family Bathroom
- 2 Good Sized Reception Rooms
- Impressive Main Bedroom Suite Occupying Top Floor
- Popular Established Development
- South West Facing Garden
- Just 1 Minute From Open Countryside & Walks
- No Chain

🏡 Freehold

🏠 EPC Rating C





Located in a popular area of town just a stone's throw from open countryside walks, this incredibly spacious family home (over 1500sqft) offers well balanced accommodation arranged over 3 floors. Competitively priced for a house this size, the property also comes with the surprise element of 2 single garages to the rear. offered with no onward chain.

Internally, a decent sized hallway opens off to an 18ft dual aspect sitting room with feature fireplace and a separate flexible dining / family room. There is a modern kitchen that comes complete with a double oven, 4 ring gas hob and space for further appliances. On the first floor, there are three bedrooms and a modern family bathroom with the the guest bedroom also enjoying an en suite shower room. Of particular note in this family home is the excellent principal bedroom suite that occupies the whole of the second floor. This lovely dual aspect light bedroom has 3 Velux skylights and a dormer window, there is a useful dressing area with built-in wardrobes and a large en suite shower room.

Outside, the house has a very private south west facing rear garden that is mainly laid to lawn with a patio seating area, established shrub's and trees, and a personal door back into one of the two garages (light and power to 1 garage).

#### **Situation**

The property enjoys a convenient location set within walking distance of both the town and local schools. The historic market town of Devizes has much to offer with a wide range of facilities including a variety of shops, a leisure centre, schools for all ages, a cinema (currently under refurbishment), theatre, museum and thriving weekly market. The centres of Salisbury, Swindon, Bath, Chippenham and Marlborough are all within a thirty mile radius.

#### **Property Information**

Council Tax: Band E

Services: All mains services are connected.



## Chivers Road, Devizes, SN10

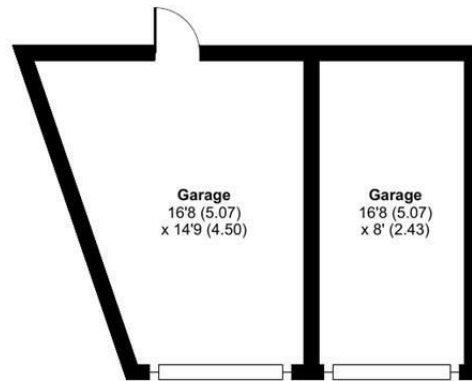
Approximate Area = 1510 sq ft / 140.2 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

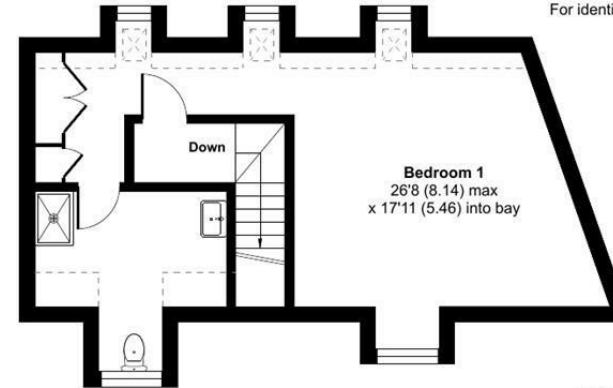
Garage = 331 sq ft / 30.7 sq m

Total = 1873 sq ft / 173.8 sq m

For identification only - Not to scale

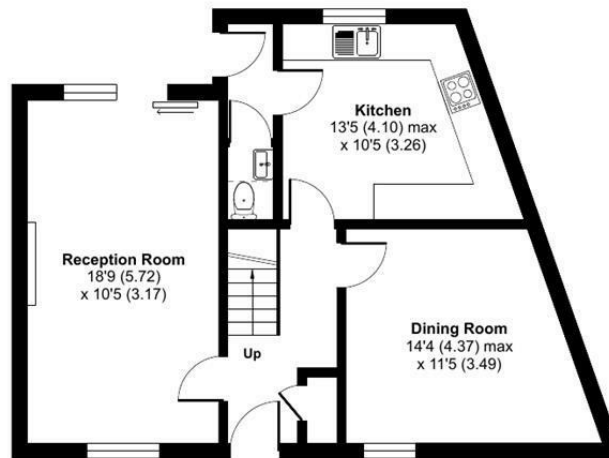


GARAGE 1 / 2

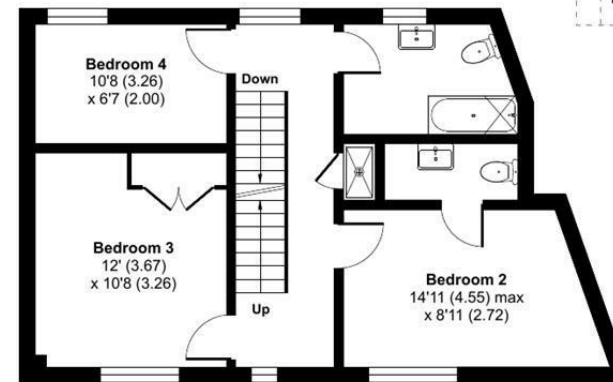


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1234457

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