





📍 23 Scholars Park, Rowde, Wiltshire, SN10 2AH

🏠 Guide Price £450,000

A well presented family home set in this popular village, that includes three reception rooms, four bedrooms and a double garage.

- Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Master With En Suite Shower Room
- Large Kitchen/Breakfast room
- Private Walled Garden
- Double Garage, & Ample Parking
- Highly Rated Village

🏡 Freehold

🏠 EPC Rating C





Located in the sought after village of Rowde that boasts a number of amenities and a thriving school, this 4 double bedroom modern detached family home offers spacious and well presented accommodation throughout., plus a private garden and a double garage.

Internally, a long entrance hall leads of to a light 17'6" dual aspect sitting room with French doors opening out to the rear garden. There is a useful separate study, a downstairs cloakroom and a good sized contemporary kitchen/breakfast room with tiled flooring and a range of integrated appliances including a fridge/freezer and 4 ring gas hob. The kitchen is open plan into a good sized dining room. There is also a separate utility room off. The first floor landing opens off to four double bedrooms and a contemporary bathroom. The principal bedroom benefits from a modern en suite shower room with a double width shower.

Externally, there is a double garage to the side (with light, power and a personal door to the side) with block paved driveway providing ample private parking. A gated side access leads to the fully enclosed west facing walled garden that is laid to lawn with an extended patio sun terrace.

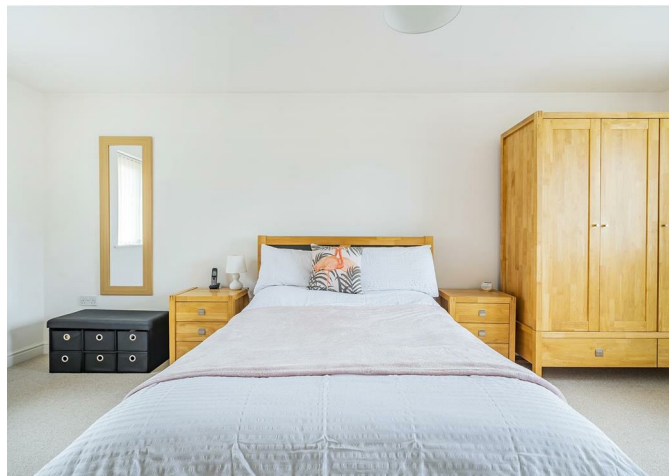
#### **Situation**

A popular Wiltshire village which provides an excellent primary school, a public house and a church. Devizes town centre which offers a comprehensive range of shopping, transport and leisure facilities including a swimming pool, schools for all ages, a cinema, theatre, museum and thriving weekly market is just three miles away. The major centres of Chippenham, Salisbury, Swindon, Marlborough and Bath are all within a 25 mile radius.

#### **Property Information**

Council Tax: Band E

Services: All mains services are connected.



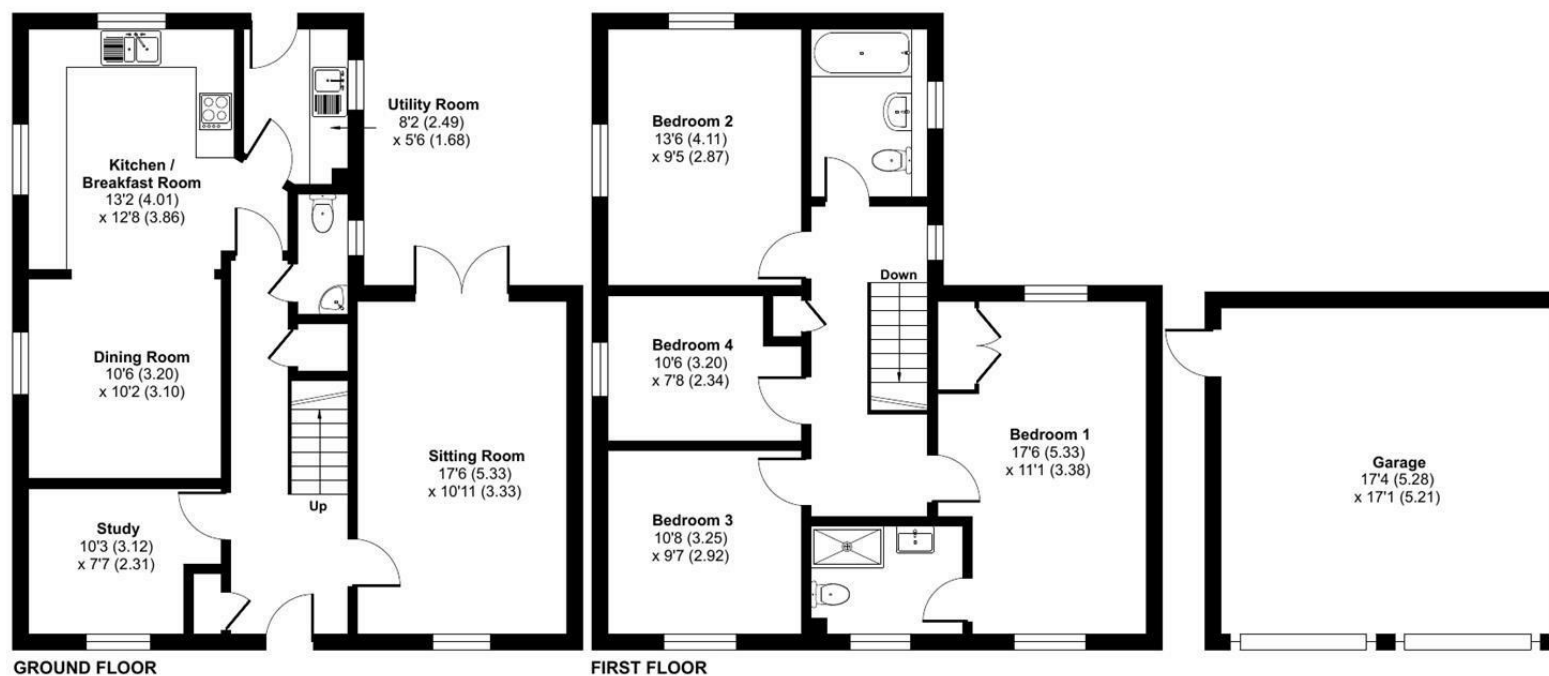
## Scholars Park, Rowde, Devizes, SN10

Approximate Area = 1474 sq ft / 136.9 sq m

Garage = 298 sq ft / 27.6 sq m

Total = 1772 sq ft / 164.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
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