





📍 3 Richmond Close, Devizes, Wiltshire, SN10 2RR

🏠 Guide Price £395,000

An immaculately presented 4 bedroom detached home with great living space, situated near the canal and Devizes Marina.

- Immaculately Presented Detached Family Home
- Four Bedrooms
- Wonderful Open Plan Kitchen/Diner
- Vaulted Family Room
- Sitting Room With Bay Window
- Modern Bathroom, Cloakroom & Utility Room
- Integral Garage
- Driveway Parking For 2 Cars
- Overlooks A Small Green
- Stone's Throw Of The Kennet & Avon Canal

🏡 Freehold

🏠 EPC Rating C





A beautifully presented and significantly improved detached family home, enjoying a desirable position overlooking a small green within the sought-after Marina development on the edge of town, and within easy reach of the Kennet and Avon Canal.

The property offers well-balanced and versatile accommodation. The welcoming sitting room features a bay window that floods the space with natural light, while the heart of the home is the stylish open-plan 18ft kitchen/dining room, newly fitted and ideal for modern family living. This flows seamlessly into a stunning vaulted, dual-aspect family/garden room, creating an exceptional entertaining and relaxation space. A separate utility room and downstairs cloakroom complete the ground floor.

Upstairs, there are four tastefully decorated bedrooms, three of which are generous doubles, along with a smart contemporary family bathroom finished with herringbone-style flooring.

Externally, the property benefits from off-road parking leading to an integral single garage with light and power. To the rear is a well-maintained, fully enclosed south-west facing garden, featuring an extended patio sun terrace, lawn with planted borders, and a garden shed — perfect for enjoying afternoon and evening sun.

#### **Situation**

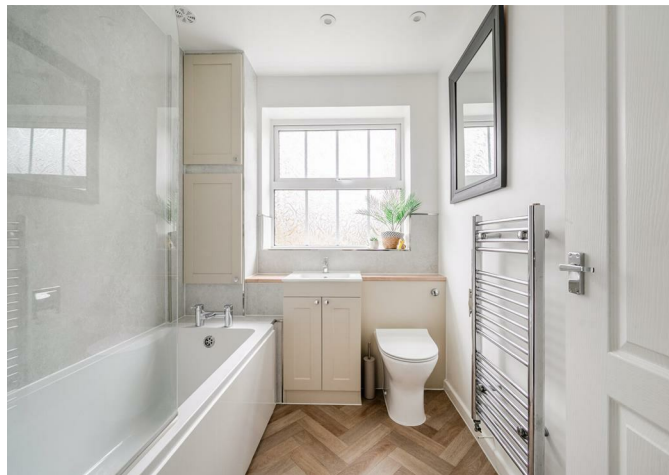
The property is located close to The Marina, The Hourglass public house and Marina Cafe, and town easily walkable along the canal. Historic Devizes is actually bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Local Authority: Wiltshire Council.

Council Tax Band: D

All mains services are connected.



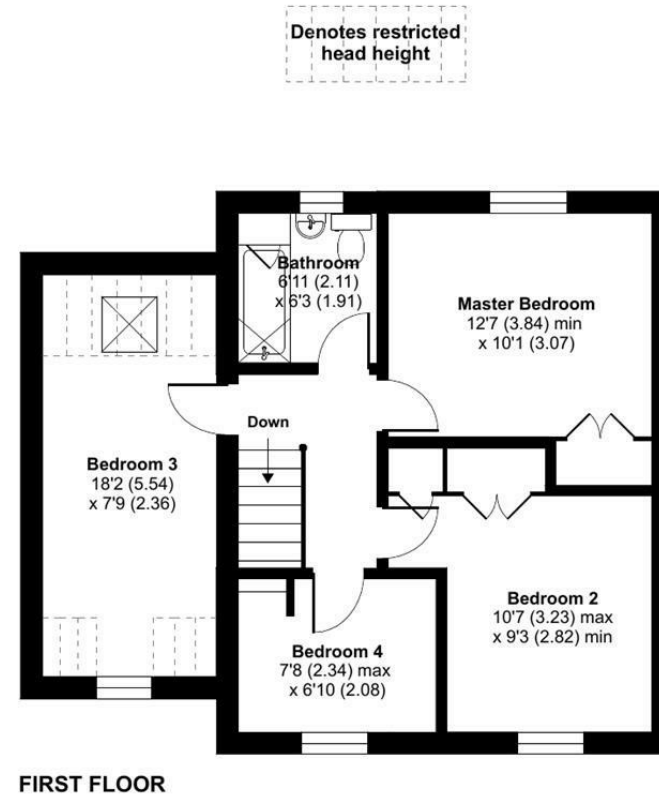
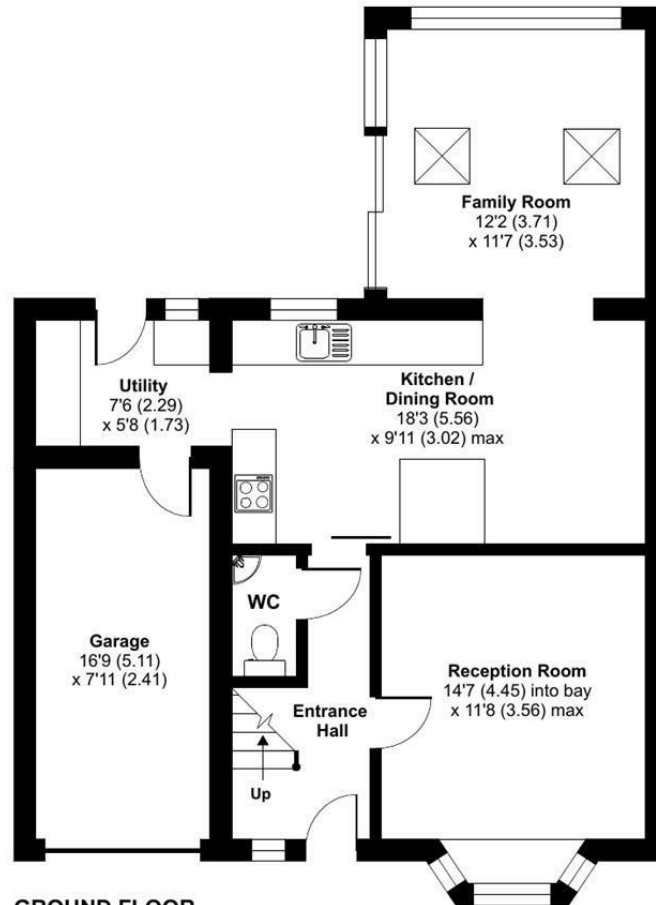
## Richmond Close, Devizes, SN10

Approximate Area = 1352 sq ft / 125.6 sq m (includes garage)

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1401 sq ft / 130.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Strakers. REF: 1409920

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