



📍 23 Wordsworth Way, Devizes, Wiltshire, SN10 5FN

🏠 £325,000

High ceilings, open plan accommodation and generous bedrooms make this modern 3-bedroom terraced home a delightful offering to the market.

- 3-bedrooms
- Terraced home
- Modern and well-presented
- Sought after location
- Open field outlooks to the rear
- 2 allocated parking spaces and a further visitors space
- Open plan ground floor accommodation
- Easy to maintain rear garden
- Wooden Handcrafted Windows Throughout

🏡 Freehold

🏠 EPC Rating B



Enjoying an enviable position on the edge of Devizes, this attractive three-bedroom home backs onto open parkland and offers far-reaching views, giving it a real sense of space and privacy rarely found in modern developments. With well-proportioned accommodation and a practical layout, it presents an ideal opportunity for a range of buyers.

The location is a key highlight, with immediate access to the green open spaces around Drews Pond, perfect for walking and enjoying the outdoors, while still being within easy reach of the town centre and its wide range of amenities, schooling and everyday facilities.

The accommodation is thoughtfully arranged, with the main living space positioned to the rear of the property to take full advantage of the outlook. This bright and comfortable room opens directly onto the garden, creating a natural flow for both day-to-day living and entertaining. The kitchen is well-appointed with a range of fitted units and integrated appliances, designed to be both functional and sociable. A welcoming entrance hall and ground floor cloakroom complete the downstairs.

Upstairs, the property continues to offer a well-balanced feel, with three bedrooms including two generous doubles and a third room that lends itself equally well to use as a study or nursery. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining rooms.

Outside, the rear garden has been designed with ease of maintenance in mind and enjoys direct gated access onto the adjoining parkland, making it particularly appealing for those who value outdoor space. To the front, there is off-road parking for two vehicles, along with additional visitor parking close by and EV charging point to the front.

Overall, a well-positioned home offering a great combination of modern convenience, accessible countryside and everyday practicality.

Situation

The property is located a stone's throw from wonderful woodland walks through Drews Pond Woods, is within catchment for the popular Wansdyke Primary School, and also benefits from a medical centre close by. Historic Devizes is 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

We are advised all mains services are connected.

Combi Boiler

Tenure: Freehold

EPC rating: B

Council tax band: D

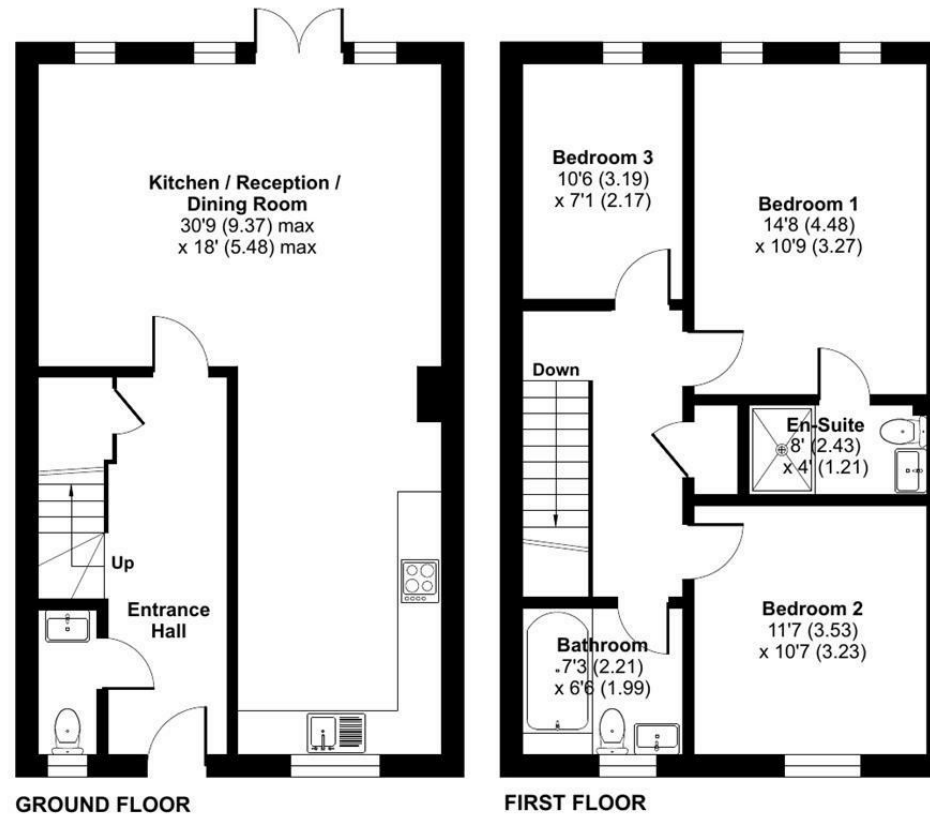
Outside Taps are located at the front and rear of the property.



Wordsworth Way, Devizes, SN10

Approximate Area = 1106 sq ft / 102.7 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). © nichecom 2026. Produced for Strakers. REF: 1448855

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