



⑨ 32 Elizabeth Drive, Devizes, SN10 3SD

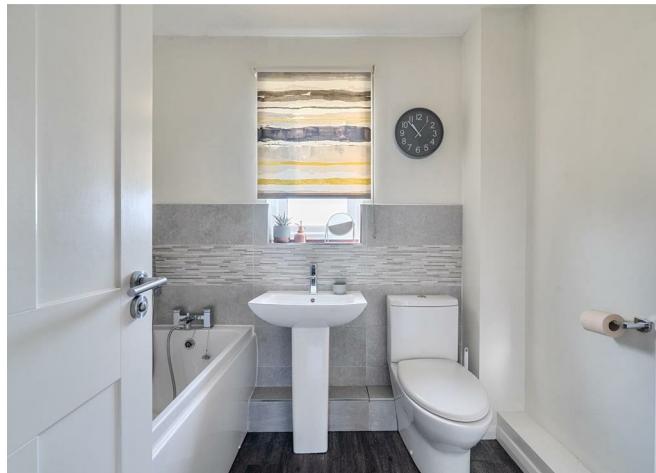
⌚ Guide Price £375,000

Located in a well-established residential area, this 4-bedroom family home has been well-maintained by current owners and boasts a garage, driveway parking and south facing private rear garden.

- No onward chain
- 4-bedrooms
- Detached family home
- Garage and driveway parking
- Shower room and dressing area to principal bedroom
- Popular residential area
- South facing well maintained rear garden
- Well-presented throughout

❖ Freehold

⑩ EPC Rating D



A well-proportioned four bedroom detached home, offered with no onward chain and set within a popular and well-established residential area of Devizes. The property benefits from driveway parking, garage and a private south-facing rear garden, making it a practical and appealing family home.

The ground floor offers a generous open plan reception and dining room, providing a flexible living space with plenty of natural light and room for both seating and dining furniture, flowing well for everyday living. The kitchen is positioned to the rear of the house and is complemented by a useful utility room and ground floor W/C, adding to the overall functionality of the layout.

Upstairs, the principal bedroom is a real highlight, featuring an area that is currently used as a study area with potential for a dressing area, along with its own shower room. There are three further bedrooms, all well sized, served by a family bathroom.

Outside, the south-facing rear garden enjoys a good degree of privacy and is ideal for enjoying the sun throughout the day. Elizabeth Drive is a well regarded residential location, convenient for local amenities, schools and access into Devizes town centre, making this an excellent opportunity for a wide range of buyers.

#### **Situation**

The property is conveniently located within easy walking distance of the town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing opportunities and waterside walks. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property information**

Electric heating. We are advised mains water, drainage and electricity are connected.

Tenure: Freehold

EPC rating: D

Council tax band: D



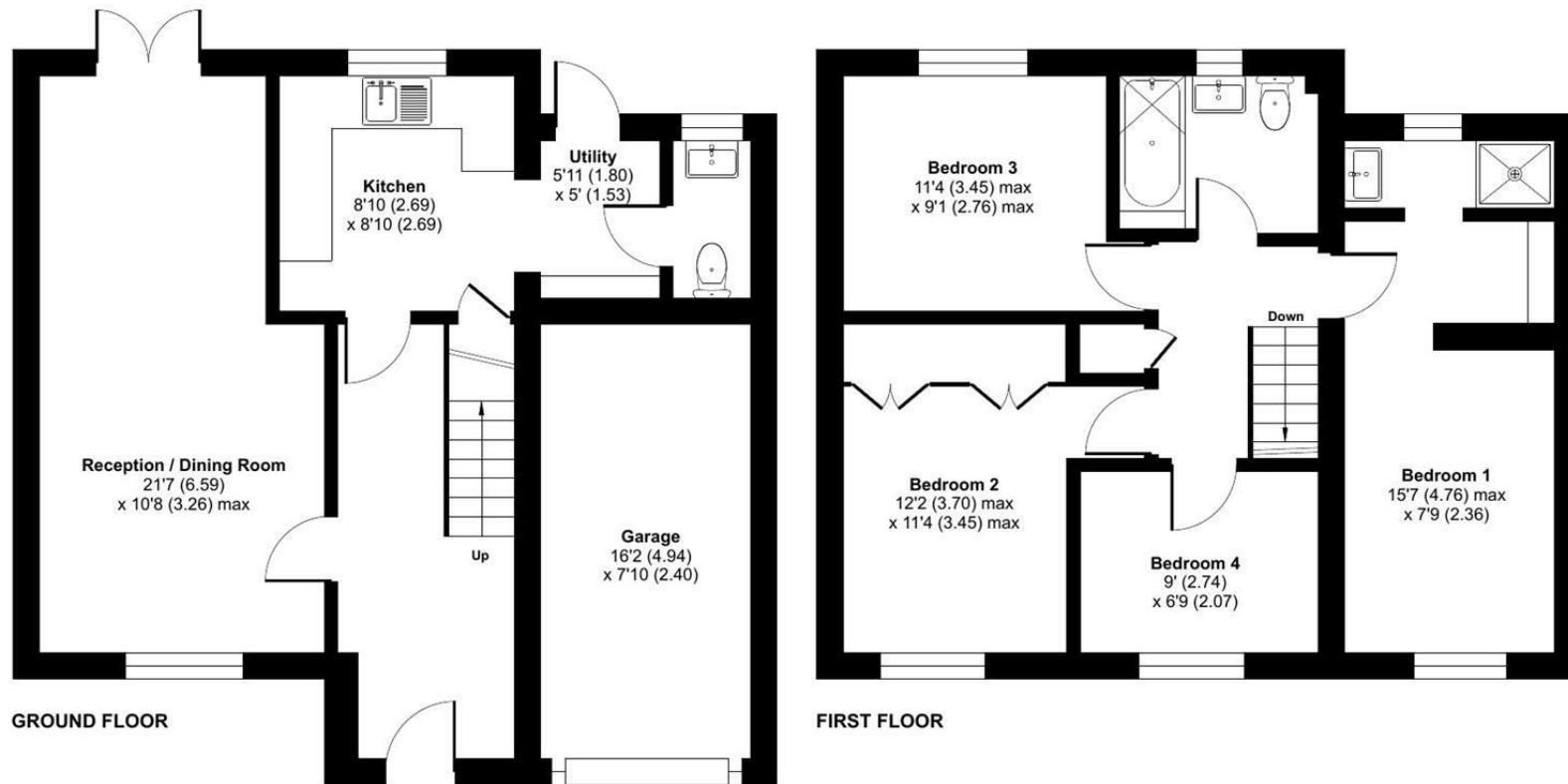
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Approximate Area = 1017 sq ft / 94.4 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1145 sq ft / 106.2 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). ©nichescom 2025. Produced for Strakers. REF: 1393171

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