





📍 62 Queens Road, Devizes, Wiltshire, SN10 5HR

🏠 Guide Price £520,000

A recently refurbished, 3-bedroom detached home. Situated in the sought after Queens Road location in Devizes.

- Recently refurbished
- 3-bedroom detached home
- Beautifully extended kitchen/diner
- Private rear garden
- Ample driveway parking
- Situated in a sought after location
- Large dual aspect principal bedroom
- Close to the recently re-developed Hillworth Park
- Walking distance to town centre
- Recently rewired & replumbed

🏡 Freehold

🏠 EPC Rating D





A fantastic opportunity to purchase a completely refurbished, 3-bedroom detached home in a very sought after location in Devizes. Ideal for downsizers, growing families or those of you looking to move into a home where you can move straight in.

Walking in off the driveway, a convenient porch greets you, perfect for muddy coats & boots and then leads you through into the entrance hallway with downstairs W/C. To your left hand side of the entrance hallway is the spacious, dual aspect, 21'x12'10ft living room, boasting a wood burning stove to cosy up in front of during those colder nights and French patio doors allowing the natural light to flood in. The real 'wow-factor' of this home, is the recently extended kitchen/diner. The kitchen, with wooden work tops, ample cupboard/worktop space, space for appliances, wooden topped island and pantry cupboard, is a real delight. The kitchen blends seamlessly into a dining/family room with atrium style roof, French patio doors leading to the rear garden making it just the perfect space for entertaining.

There are 3-bedrooms on the first floor, all recently redecorated. The spacious, dual aspect principal bedroom, gives you lovely outlooks on both sides as well as good space for your wardrobes. Bedroom 2, a further double whilst bedroom 3, currently used as an office, provides the final bedroom. There is a newly fitted family bathroom, complete with bath and shower.

Externally, a single garage leading to a greenhouse, an in-and-out driveway providing parking for 4/5 vehicles to the front, whilst a beautifully landscaped garden awaits you to the rear. The garden will attract any keen gardeners, as it is well thought out with mature trees, shrubbery and different seating areas.

Within catchment areas for several schools, walking distance to town centre and the recently redeveloped Hillworth Park, this really is a property not to be missed.

#### **Situation**

The property is located within a much sought after area of Devizes on the south side of the town within easy walking distance of the town centre and the wonderful Hillworth Park. This historic market town has many amenities including town centre shopping, a leisure centre, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. Private local schools in the locality include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

#### **Property Information**

Tenure: Freehold

EPC rating: D

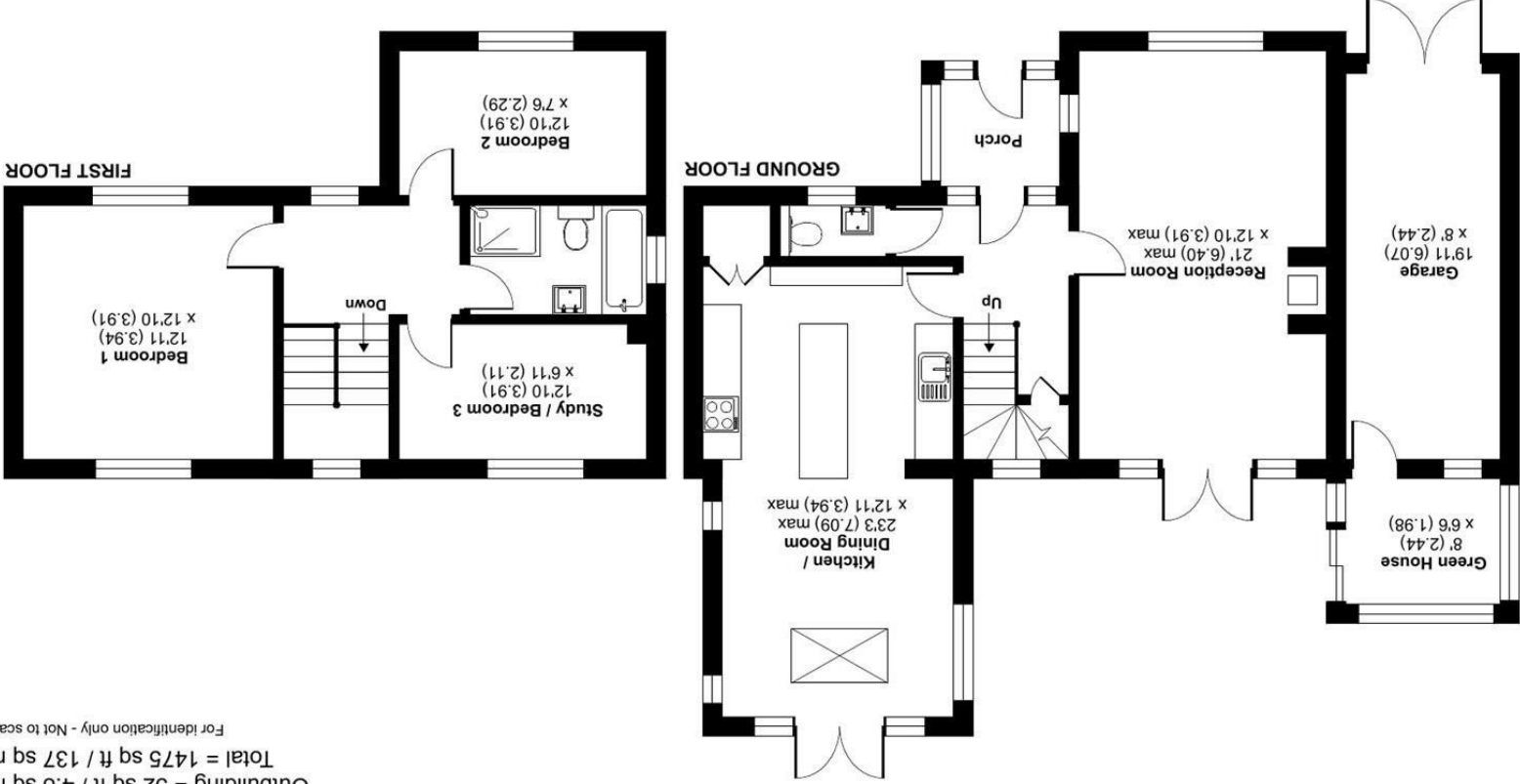
Council tax band: E

Agents notes: the extension of the dining room off the kitchen was completed in 2022. A new combination boiler was fitted in 2022. The property was rewired and replumbed in 2022. The double glazing was replaced including front doors and a new porch in 2022.



# Queens Road, Devizes, SN10

Approximate Area = 1263 sq ft / 117.3 sq m  
Garage = 160 sq ft / 14.8 sq m  
Outbuilding = 52 sq ft / 4.8 sq m  
Total = 1475 sq ft / 137 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). © ncbcom 2024. Produced for Strakers. REF: 1166120

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