



⑨ 1 Alan Cobham Road, Devizes, Wiltshire, SN10 3GE

⌚ £550,000

A handsome and immaculately presented, double fronted, 4-bedroom, detached family home, set within a desirable location in Devizes.

- Four-bedrooms
- Handsome detached family home
- Immaculate finish & presentation throughout
- Dressing room and en-suite to principal bedroom
- Easily maintainable private rear garden
- Double garage
- Large gated driveway
- Walking distance to town and countryside
- Gas Centrally Heated
- Electric car charging point

❖ Freehold

⑩ EPC Rating C



A handsome and spacious, detached family home. As soon as you walk through the front door, you immediately get a sense of luxury, as modern amenities are seamlessly blended with family comforts.

Entering this attractive home, a spacious entrance hallway with a downstairs W/C and a staircase in the middle greets you and leads you off to the flexible downstairs accommodation, with engineered wooden flooring. To the left of the entrance hallway, a study, perfect for those with working from home requirements. Next to the study is the wonderfully light, 17'7ft, living room, warmed by a bespoke wall-mounted gas fire and with patio doors making for a great continuation of the space. On the opposite side of the entrance hallway, another flexible space, currently used for formal dining, ideal for entertaining. The real heart of this home is the recently refitted, modern and well-equipped kitchen/diner. Boasting ceramic tiled flooring, integral appliances, wooden work surfaces, breakfast bar and beautiful feature bay-window area with French patio doors leading to the rear garden. There is a separate utility room to complete the ground floor accommodation, with side access.

Ascending to the first floor, with galleried landing area, there is ample space for all the family in the form of 3 double bedrooms and a further single. The principal bedroom epitomises the luxury on offer in this home with dressing area and en-suite shower room. Bedroom 2 also offers an en-suite and bedroom 3 has built in wardrobes. A modern family bathroom completes this wonderful home.

Externally, a gated driveway with ample parking, double garage and a beautifully manicured private rear garden, mostly laid to lawn, with a patioed area and pagoda BBQ area.

#### Situation

The property is situated on a quiet road consisting of similar properties on the outskirts of this much sought after development. The historic town centre of Devizes is within one and a half miles and provides excellent shopping facilities, schools for all ages, museum, cinema, theatre, leisure centre and a bustling weekly market. The Kennet and Avon canal runs through the town providing boating, fishing and walking facilities. Other major centres of Swindon, Marlborough, Chippenham, Trowbridge and the Cities of Bath and Salisbury are all within a thirty mile radius.

#### Property Information

Tenure: Freehold

EPC Rating: C

Services: All mains services are connected at the property.

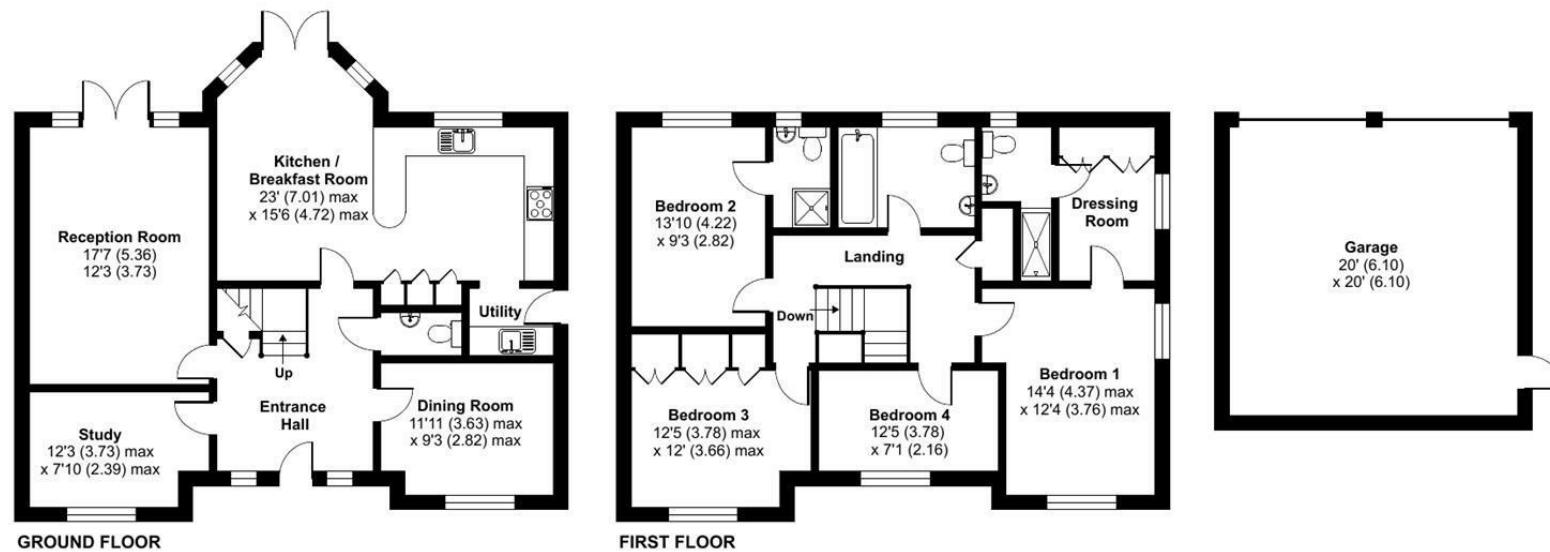
Council Tax Band: F



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Approximate Area = 2259 sq ft / 209.8 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n!c!ecom 2022.  
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