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79 Nursteed Road, Devizes, Wiltshire, SN10 3AJ

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⑨ 79 Nursteed Road, Devizes, Wiltshire, SN10 3AJ

⌚ Guide Price £385,000

A beautifully presented Edwardian family home, with an incredibly spacious interior, a generous garden and off street parking for 2 cars.

- Easy Walking Distance Of The Town And Amenities
- Circa 1450sqft Of Accommodation
- Three Good Sized Double Bedrooms
- Two Large Open Plan Receptions
- Very Stylish Modern Kitchen
- Useful Loft Room
- Extensive Rear Garden
- Two Parking Spaces
- Immaculately Presented Interior

❖ Freehold

⑩ EPC Rating B



This stunning Edwardian villa is a real gem that is easy walking distance of the local schools and the town centre. So much bigger than it first appears, with approximately 1450sqft of beautifully presented accommodation that combines 3 double bedrooms with light and spacious reception rooms.

Much improved by the current owners, this character home effortlessly combines contemporary style with period charm. A long welcoming hallway with engineered oak flooring, opens off to the impressive 27ft open plan reception rooms. To the front is a large bay fronted sitting room with a ceiling rose, that leads into a delightful dining room with glass panelled double doors into the useful utility room that matches the kitchen units. The gorgeous bespoke kitchen features a central island/breakfast bar with granite worktops, an amusing red telephone box doorframe and a popular 'Everhot' cooker and matching extractor hood (these are available by separate negotiation).

On the first floor, there are three double bedrooms complemented by a modern family bathroom with a shower over the 'P' shaped bath with glass screen. On the second floor is a light converted 'loft space' that could be utilised for a number of different purposes with eaves storage and twin skylights.

Outside, there is off road parking for 2 cars to the front of the house., whilst to the rear is a very private and good sized east facing garden. This is mainly designed for easy low maintenance with extended patio sun terraces running down via a brick paved area and bespoke sun dial to a decked seating area with painted timber sheds. As well as a refitted gas boiler installed in 2021 this house also comes with the added benefit of solar panels and a storage battery. An early viewing is strongly recommended.

#### Situation

The property is set in a most convenient location, being just a stone's throw of the town and local schools. 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.

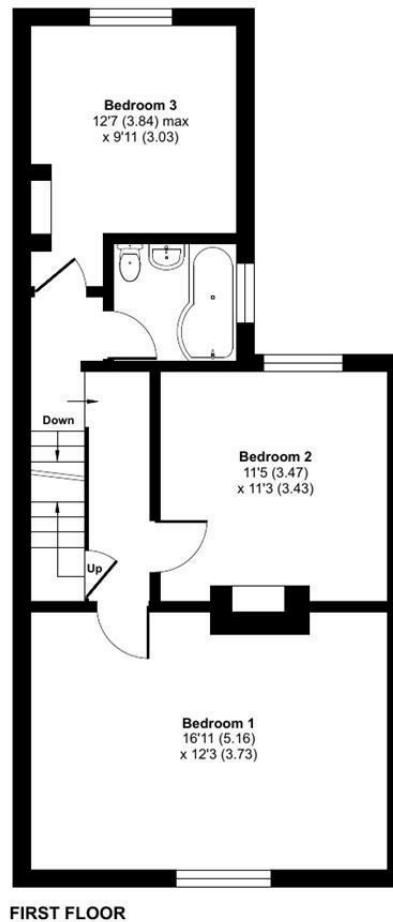
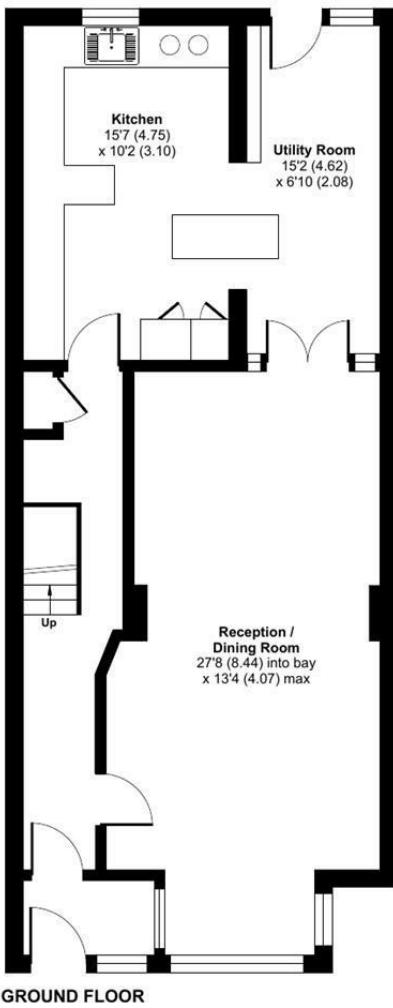
#### Property Information

Services: All mains services are connected. New Combi boiler installed 22.11.2021

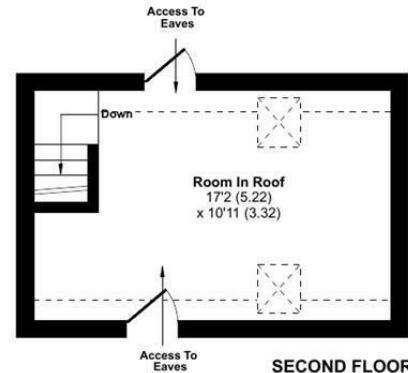
Solar panels and battery storage fitted in 2022.

Council Tax: Band D.





**Nursteed Road, SN10**  
 Approximate Area = 1447 sq ft / 134.4 sq m  
 Limited Use Area(s) = 30 sq ft / 2.7 sq m  
 Total = 1477 sq ft / 137.2 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). ©niches.com 2025. Produced for Strakers. REF: 1235610

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