

Sold



4 BEDROOM DETACHED | OSMUND ROAD, SN10 | £345,000

## DESCRIPTION

Ideally situated family home offering well presented and generously proportioned living space and a wonderfully sunny South facing garden. The property is accessed to the front via a reception hallway with stairs rising to the first floor and access to two reception rooms, fitted kitchen with useful utility and a downstairs cloakroom. Of particular note is the spacious dual aspect living room with patio doors opening directly to the garden. Upstairs this lovely home provides four good size bedrooms, en-suite shower room to the master bedroom and a smartly presented family bathroom. Externally a gated driveway leads to the garage with ample off-road driveway parking and to the South facing walled rear garden which is a perfect space for entertaining and al fresco dining.

Pleasantly positioned in a quiet and highly regarded residential location on the Eastern fringes of Devizes the property offers excellent access to through routes and local amenities including Nursted Community Primary School and Devizes School, both rated "Good" by Ofsted. Devizes town centre is just over a mile walk and there is a nearby bus stop providing a regular service to the town centre.

Devizes has recently been voted as the Best Country Location To Live by the London Economic who described the town as "the West Country's best kept secret" due to the proximity of good walks, the variety of independent shops and connections made through the Kennet & Avon canal.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: C

All mains services connected.

Gas fired central heating via Bosch boiler fitted in January 2021.



## KEY FEATURES

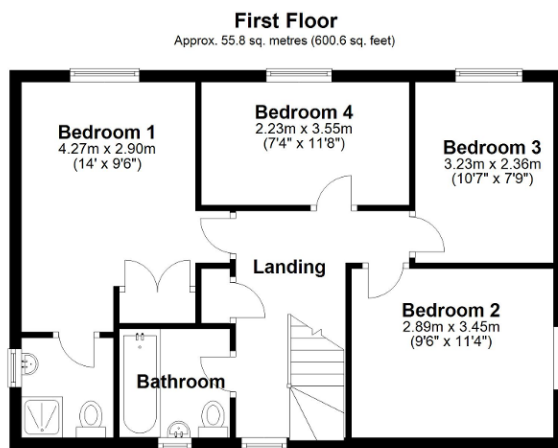
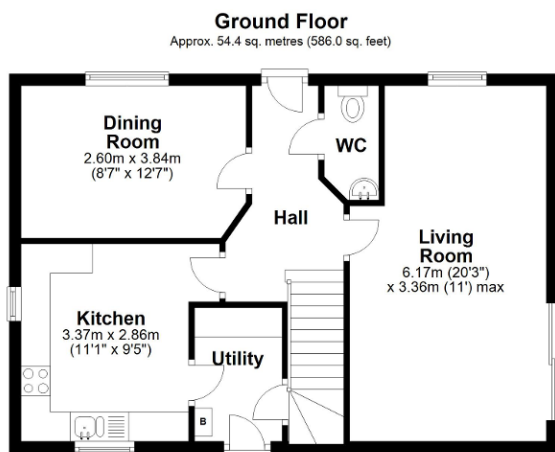
- Modern detached family home
- En-suite facilities to master bedroom
- Dual aspect living room
- Smartly presented bathroom
- Sunny South facing garden
- Four bedrooms
- Fitted kitchen with useful utility room
- Separate dining room
- Gated driveway leading to garage
- Quiet residential location





**ENERGY EFFICIENCY**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

**DISCLAIMER**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

**APPLEBY & TOWNEND**

4D Broad Lane Farm  
Seend  
Melksham  
Wiltshire, SN126RJ

Tel: 01225 983 910  
E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)