





## DESCRIPTION

An immaculate modern detached family home conveniently positioned on a popular residential development on the Eastern fringes of Devizes. The superbly proportioned and beautifully presented accommodation is stylishly arranged over three floors. The ground floor is accessed via a spacious reception hallway with cloakroom and leads to a stunning "Gold Standard" fitted kitchen / breakfast room with Amtico flooring and a useful utility room. Three further reception rooms with classic oak flooring include a lounge with feature fireplace, separate dining room and study. The first floor accommodation comprises three double bedrooms including a master suite with fitted dressing room and en-suite bath / shower room, and family bathroom with separate shower. The upper floor completes this wonderful home with two further double bedrooms and a further Jack and Jill bath and shower room.

Externally a driveway provides ample off-parking and leads to a detached double garage. A pretty front garden provides side access to a paved area which in turn leads to an extensive rear garden which has been beautifully landscaped.

Ideally situated between Devizes and Bishops Cannings, lies the wonderful new development of Lay Wood which proves to be a compelling location, benefitting from stunning scenery, countryside walks and a community feel of village life. Positioned a short distance to Devizes town centre for a wide range of shops and activities. The development is perfectly located for journeys to Swindon via the A361 and access to the M4. The nearest train station is 14 Miles away in Chippenham (London Paddington 1hr 5 mins), and there are regular buses from Devizes to Swindon, Chippenham, Trowbridge and further afield.

Devizes offers excellent facilities including boutique shopping, popular market, wonderful parks and canal walks, Water side Theatre, cinema, plenty of excellent



eating and drinking establishments and leisure centre with swimming pool.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: F  
EPC Rating: B  
All mains services connected

Remainder of NHBC Guarantee in place

## KEY FEATURES

- Modern detached family home
- Master bedroom suite with dressing room
- Two further bath and shower rooms
- Impressive kitchen / breakfast room
- Extensive landscaped rear garden
- 5 double bedrooms
- En-suite facilities
- 3 Reception rooms
- Double garage and driveway
- Remainder of NHBC guarantee









ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	87   B	92   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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