



3 BEDROOM DETACHED | MARINA CLOSE, SN10 | GUIDE PRICE £385,000

## DESCRIPTION

This beautifully presented and cleverly extended three bedroom detached family home is well positioned in a very quiet cul-de-sac and is the former show home. Close to the Kennet & Avon canal and rare to the market in this well established development. Through the front door there is an entrance hall with a downstairs WC, access to a stunning sitting room with bay window and plenty of storage. This in turn leads to a wonderful study opening up to a conservatory allowing enjoyment of the rear garden all year round and providing plenty of light. There is a highly desirable cottage style kitchen/dining room with French doors leading out to the rear patio and a separate utility room with access to the garage. Upstairs there are three double bedrooms and a contemporary style family bathroom with a separate shower. Outside and to the rear is a large South West facing garden with plenty of space to entertain guests and private aspects, extra enclosed off road parking, a beautifully positioned summerhouse and a well established pond. There is a pretty garden to the front and driveway parking leading to the garage. All in all, a fabulous and immaculate family home ready to move in to. Plenty of potential for further development in the future subject to planning. Please be quick to avoid disappointment.

Ideally positioned a short distance to Devizes town centre for a wide range of shops, schools 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:

EPC Rating: C

Mains drainage, water and electricity

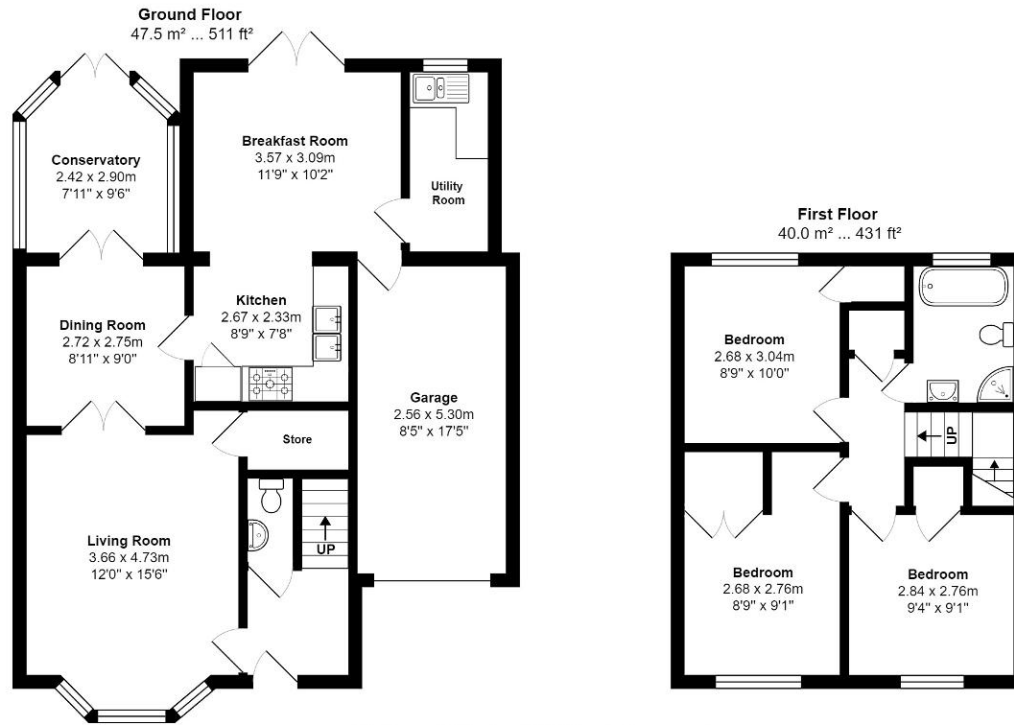
Gas fired central heating

## KEY FEATURES

- Popular Marina development
- Three good sized bedrooms
- Separate Utility
- Beautiful sitting room and study
- Larger than average sunny rear garden
- Highly desirable location
- Cottage style Kitchen/dining room
- Conservatory
- Stylish family bathroom
- single garage and plenty of parking







Total Area: 103.2 m<sup>2</sup> ... 1111 ft<sup>2</sup> (excluding garage)

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only. (Not drawn to scale)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   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.

## APPLEBY & TOWNEND

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