



A SUBSTANTIAL FAMILY HOME
£565,000



FRUITFIELDS CLOSE Devizes, SN10 5JY



A beautifully presented five bedroom detached family home with a double garage, peacefully situated in one of Devizes' most popular locations close to Drews Pond Nature Reserve. Five bedrooms, brand new kitchen, double garage with driveway parking and lovely garden.

The spacious and light filled accommodation in this property is arranged over three floors and has been beautifully updated by the current owners making it ready for new buyers to simply move in and unpack. With bay windows to the front of the house and two sets of French doors to the rear, sunshine floods in from front to back.

A recently added, brand new kitchen/dining room forms the heart of this exceptional family home. The ground floor further boasts a dining room, office and generous sitting room. Access to the garden at the rear if from both the dining room and the kitchen both leading to the terrace which is graced by a delightful wooden arbour covered with a mature wisteria.

Upstairs are five good double bedrooms, the principal with ensuite shower room and extensive fitted wardrobes. Also on this floor a modern bathroom with bath and separate shower. Two of the bedrooms are on the second floor with a bathroom room between providing a great space for guests or teens.

The property is built of rendered brick under a tiled roof.





AT A GLANCE:

Ground floor
Sitting room
Study
Dining room
Kitchen / breakfast room
Utility
Cloakroom

First floor
Master bedroom with ensuite bathroom
Two further double bedrooms
Family bathroom

Second floor
Two double bedrooms
Family bathroom

Outside

The enclosed south facing rear garden is mainly laid to lawn, with the kitchen / breakfast room opening onto the pretty patio area which is shaded by a timber gazebo covered by wisteria. A double garage and parking in front offers ample space for parking.

SERVICES

Mains gas central heating, Mains water, sewage, electricity

EPC Band C

Wiltshire Council Band F

Broadband: Full Fibre





Devizes is a thriving market town with a wide range of independent shops, supermarkets including Sainsbury and Marks and Spencer Food, bars and restaurants. There is a busy weekly produce and antiques market and monthly farmers market. The Wiltshire Heritage Museum is in the town as is a cinema, library, sports centre and theatre and there are exciting cultural and foodie festivals and a fabulous carnival each year. Golfing and riding are both well served locally and there is good walking along the Kennet and Avon Canal which runs through the town as well as Drews Pond which is on the doorstep and serves as a beautiful gateway to miles of country walks .

Devizes has schooling for all ages, with Wansdyke and Southbroom primaries and Devizes Secondary being within walking distance. The private sector is represented nearby by St Margaret's and St Mary's in Calne, Daunstey's and Marlborough College, all of which are easily within a daily commute.



Both Chippenham and Pewsey railway stations are within half an hour (London Paddington circa 70 minutes) and the centres of Bath, Bristol and Salisbury are all within an hours drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Extensive shopping facilities are available in the nearby market town of Devizes which enjoys a café culture ambience. It offers a wide range of shops and facilities with a Morrisons, Sainsbury's and M&S.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Chippenham (from 70 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at North Wilts and Erlestoke.



Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Bath, Newbury, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Devizes and Theatres at Bath, Salisbury and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast.



There is a wide choice of nursery, primary and secondary schools, both state and private in the area including St Margaret's and St Mary's in Calne and Dauntsey's.

General

Services: Mains water and drainage, electricity, and gas central heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: C.

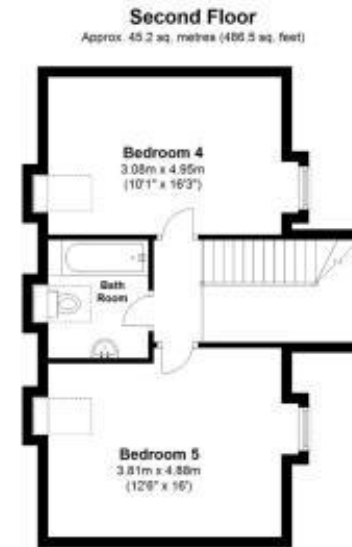
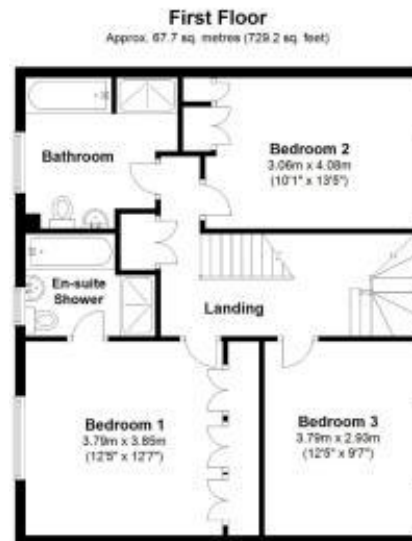
Council Tax Band: F.

<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Postcode: SN10 5JY





Total area: approx. 188.1 sq. metres (2024.4 sq. feet)