



Detached modern home!
£499,000

Winkworth



FERGUSON ROAD, DEVIZES SN10 3UA



4 3 2 2

This well presented four bedroom detached property offers generous living space, a beautiful conservatory, a private garden and double garage making it an ideal choice for families or those looking to upsize.

Situated in a quiet, sought-after neighbourhood, the home combines comfort, practicality, and style.

As you enter the accommodation comprises, hallway with cloakroom, large living room with open fireplace, light and bright conservatory which the current owners added, offering a good dining area with doors that lead out to the garden. The modern kitchen/breakfast room with tiled flooring has ample cupboard space, built in double oven and separate hob. A family/playroom which could also be a study. The downstairs flows well and lends itself to modern living and entertainment. There is a useful utility space with a door to the rear garden.

Upstairs there are four double bedrooms, three have fitted wardrobes and the main bedroom also has a modern ensuite shower room. The recently refurbished contemporary bathroom is very stylish with bath and over bath rain shower.

The enclosed walled rear garden is low maintenance and a nice space to relax and entertain.

There is a double garage with light and power and parking in front for several cars and a separate door that leads on to the garden.





Located on the edge of Devizes but within close proximity to access the market town and all its amenities, schooling and nearby woodland walks through Drews Pond Woods.

At a Glance:

- Spacious detached family home
- Living room with open fireplace
- Kitchen/breakfast room
- Utility
- Cloakroom
- Playroom/study
- Large conservatory
- Four double bedrooms, main bedroom with modern ensuite shower room
- Stylish family bathroom
- Double garage and driveway parking
- Enclosed walled garden

Services: Mains Water and drainage, electric and gas central heating.

EPC: C

Council Tax:F





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	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General

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

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

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

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

Postcode: SN10 3UA

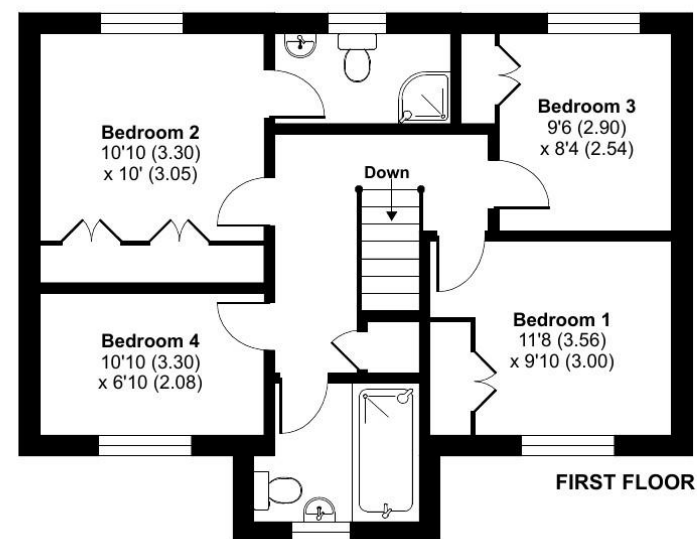
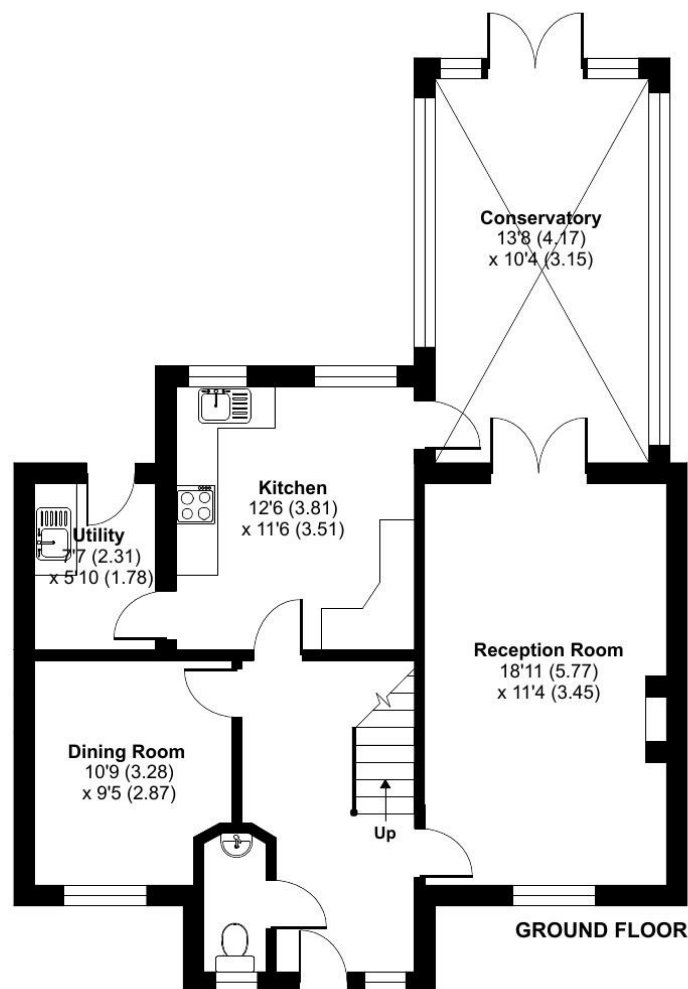
Directions: Front access is located off Marshall Road.



Ferguson Road, Devizes, SN10

Approximate Area = 1514 sq ft / 140.6 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). © nichecom 2024. Produced for Strakers. REF: 1198200

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