



FRUITFIELDS CLOSE, DEVIZES, WILTSHIRE, SN10  
**£550,000**

**Winkworth**





## 72 FRUITFIELDS CLOSE, DEVIZES, SN10 5JY

Situated in the popular Fruitfields development, with a sunny, south facing garden, this lovely family home offers a huge amount of space and storage. There is a large sitting room with elegant bay window to the front and double doors through to the dining room which has access to the garden at the back. A separate study with bespoke, built in units sits in the middle overlooking the garden and the large, modern kitchen/breakfast room with French windows out to the terrace provides plenty of entertaining space. A good-sized utility room and a WC complete the ground floor accommodation. Upstairs, the principal bedroom is large with built in wardrobes and an ensuite with a double sized shower. The main guest room also has built in wardrobes and an ensuite with single shower, and the third and fourth bedrooms are both good doubles and share the family bath and shower room. Ample loft space is available, accessed via a laddered hatch from the landing.

Outside there is a double garage, behind which sits a charming garden with terrace area providing a charming escape from the everyday rush and offers a chance to slow down and enjoy the simple pleasures of life, lawn, and herbaceous borders. To the front is a good driveway with parking for two cars and a small area of landscaped garden. The property also has solar panels which help to reduce running costs, and high-speed fibre to the property broadband.

### AT A GLANCE

Entrance Hall  
Sitting Room  
Dining Room  
Study  
Kitchen/Breakfast Room  
Utility Room  
Downstairs WC  
Principal bedroom and ensuite shower room  
Guest Bedroom and ensuite shower room  
Two further double bedrooms  
Family Bathroom  
Double Garage  
Driveway  
Garden and terrace area

Wiltshire Council Tax Band F  
EPC Band B  
Superfast Broadband - Fibre to Property  
Solar Panels  
Ofcom.org  
Standard 12 Mbps 1 Mbps Good  
Superfast 37 Mbps 7 Mbps Good  
Ultrafast 1000 Mbps 220 Mbps  
Mobile voice data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely



## LOCATION

Fruitfields is tucked away on the south side of Devizes just a 15 minute walk into the town centre. To one side is the Drews Pond Nature Reserve which provides lovely walking space. The area is quiet and popular with families.

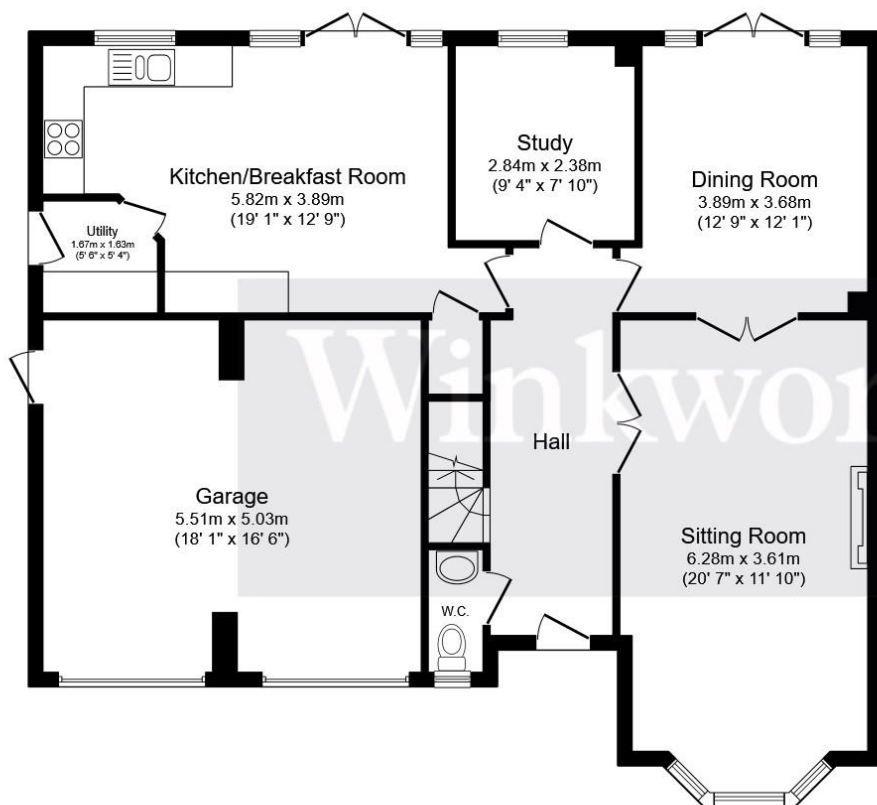
Devizes itself is a lovely market town full of independent retailers, cafes, restaurants and pubs. Devizes boasts some 500 listed buildings giving rise to some very picturesque streets. There is a fabulous weekly produce market every Thursday as well as the Shambles indoor market for bric a brac, foods and pet supplies. For larger food shops, there is a Morrisons, Sainsburys, Lidl, and Marks and Spencer Foodhall. There is an amateur theatre alongside the canal in the Wharf, and a cinema due to reopen in the next 12-18 months. There are lots of festivals happening in the town throughout the year including street festivals, lantern parades, literary festival, beer festival and colour run. All are well attended by the local community. The town centre is served by a number of car parks around the Market Place. The town also has a Council run Leisure Centre with indoor pool and gym and there are a number of private gyms also in the town.

There are also a good choice of schools in the area in both the primary and secondary sector as well as privately at Dauntsey's in West Lavington, or St Margaret's/St Mary's in Calne.

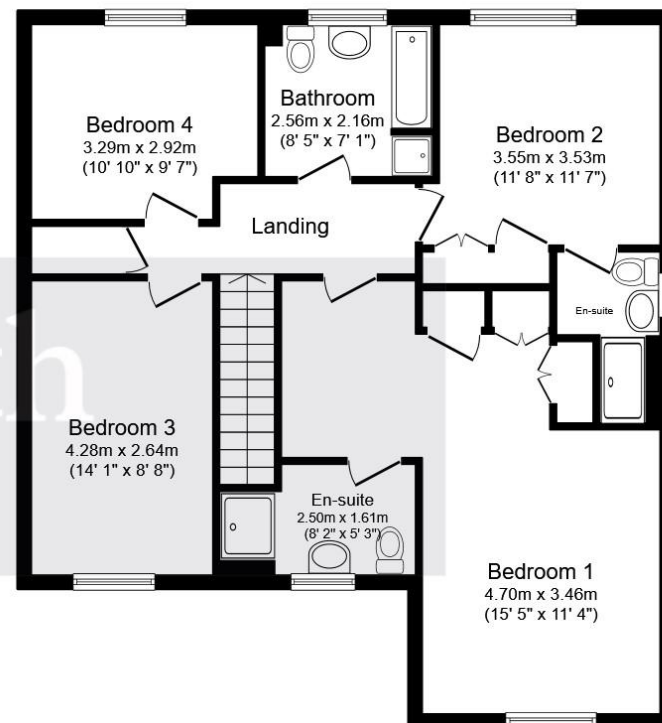
## DIRECTIONS

From Devizes Market Place, head south past the Town Hall and continue up Long Street to the mini roundabout. Turn right onto the Potterne Road then take the first left off the next roundabout into Wick Lane. After the left bend, take the next right into Downlands Road, and follow the road round into Fruitfields, continuing round to the right past the little play area, then next left. Continue round for 100 yards and the property will be seen ahead of you as you go round the next left bend.





**Ground Floor**



**First Floor**

Total floor area 193.6 m<sup>2</sup> (2,084 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (95+) <b>A</b>                                    |         |           |
| (81-91) <b>B</b>                                  | 88      | 88        |
| (69-80) <b>C</b>                                  |         |           |
| (55-68) <b>D</b>                                  |         |           |
| (39-54) <b>E</b>                                  |         |           |
| (21-38) <b>F</b>                                  |         |           |
| (1-20) <b>G</b>                                   |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

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