



Quiet Town Centre Living

Asking Price £390,000

Winkworth



1 ROUNDWAY PARK, DEVIZES, WILTSHIRE,
SN10 2ED

An attractive, semi-detached, three-bed home within easy walking distance of the town centre, yet situated in a quiet location. Plenty of parking, a beautiful garden and with a garage and home office/workshop, the property offers good flexible space and storage.

Situated in the very popular Roundway Park, this modern and immaculately presented property is perfect for a professional couple or small family. A spacious front garden and ample driveway lead to the garage which is accessible from the house and therefore has the potential for conversion (subject to planning) into extra accommodation. The sitting room is large and lit by the expansive bay window and also benefits from an open fireplace. Behind the sitting room and across the width of the house is a fabulous kitchen/dining room with lots of storage and doors out to the decking area and garden beyond. To one end of the kitchen is a new extension which provides a utility room and downstairs loo, and a door through to the garage. The garden has been lovingly upgraded to include a large home office/workshop, greenhouse and raised vegetable beds. Upstairs there are two good double bedrooms, a single bedroom and a family bathroom.

AT A GLANCE:

- Entrance porch
- Sitting Room
- Kitchen/dining room
- Utility room
- Downstairs WC
- Two double Bedrooms
- Single Bedroom
- Family Bathroom
- Outside
- Driveway with parking for 2-3 cars
- Single Garage
- Lawned area
- Rear garden with workshop/home office
- greenhouse
- raised vegetable beds
- raised deck seating area



LOCATION

Devizes is a pretty market town with a range of shops and supermarkets, cafes and restaurants. There is a weekly produce market and a lively annual timetable of festivals and events. The cinema is being refurbished and there is a theatre, library and museum plus several doctors and dentists.

Schooling is good for all ages with primaries at nearby Bishops Cannings and Quakers Walk and a secondary on The Green in town. In the private sector, there are St Mary's and St Margaret's in Calne, Dauntsey's and of course, Marlborough College

There are regular bus services from Roundway Park into the town centre and beyond. Walking into town is also easy via the Quakers Walk development next door.

DIRECTIONS

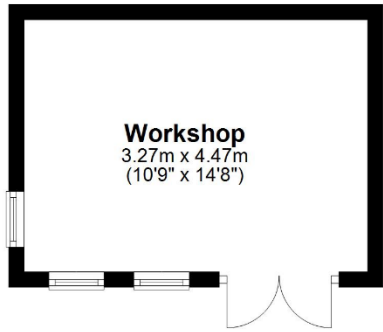
From our offices in the Market Place head south past the town hall, up Long Street and left at the mini roundabout at the top. Continue past the Green, straight over the first roundabout then right at the second roundabout on to Estcourt Street. Bear left at the next mini roundabout onto London Road. Take the left turn just after the pedestrian lights into Roundway Park. The property can be found on the right hand side just before the next right turn.

Agent's Note: The vendors are related to a Winkworth Marlborough member of staff.

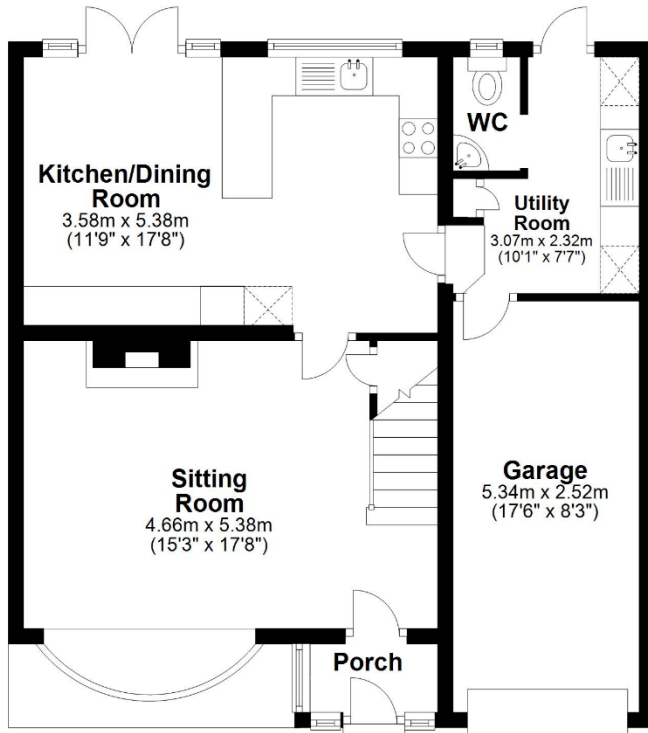


Ground Floor

Approx. 79.2 sq. metres (852.2 sq. feet)

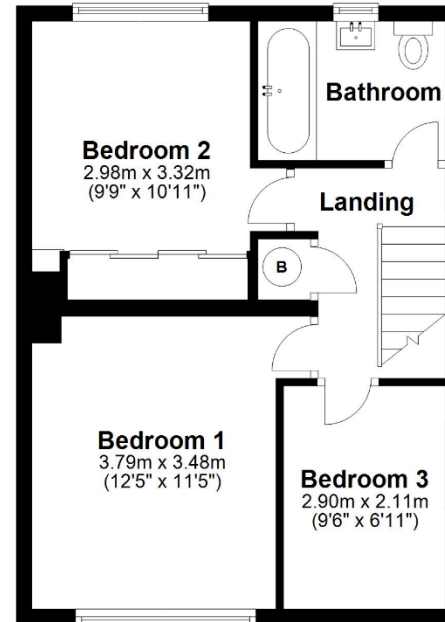


Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(95-100)	A		77
(81-94)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			<small>EU Directive 2002/91/EC</small>



First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 120.3 sq. metres (1294.4 sq. feet)

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