



CEDAR CLOSE, DEVIZES, WILTSHIRE, SN10 GUIDE PRICE **£495,000** FREEHOLD

Winkworth



3 CEDAR CLOSE, DEVIZES, WILTSHIRE, SN10 5SD

A stylish, beautifully presented family home with a large eat in kitchen which flows into a utility room with side access. In addition to the kitchen there is a newly redecorated dining room and lounge which offers plenty of space for entertaining. Moving upstairs you will find, the family bathroom and four double bedrooms including the principal bedroom which has an ensuite shower room. Outside is a private garden, a garage and plenty of off street parking.

AT A GLANCE

Ground Floor:

- Kitchen/Breakfast Room
- Lounge with feature fireplace and woodburning stove.
- Dining Room
- Cloakroom

First Floor:

- Master Bedroom Suite with vaulted ceiling and Shower room
- Three further double Bedrooms
- Family Bathroom

Outside:

- Garage
- Driveway
- Garden

SERVICES

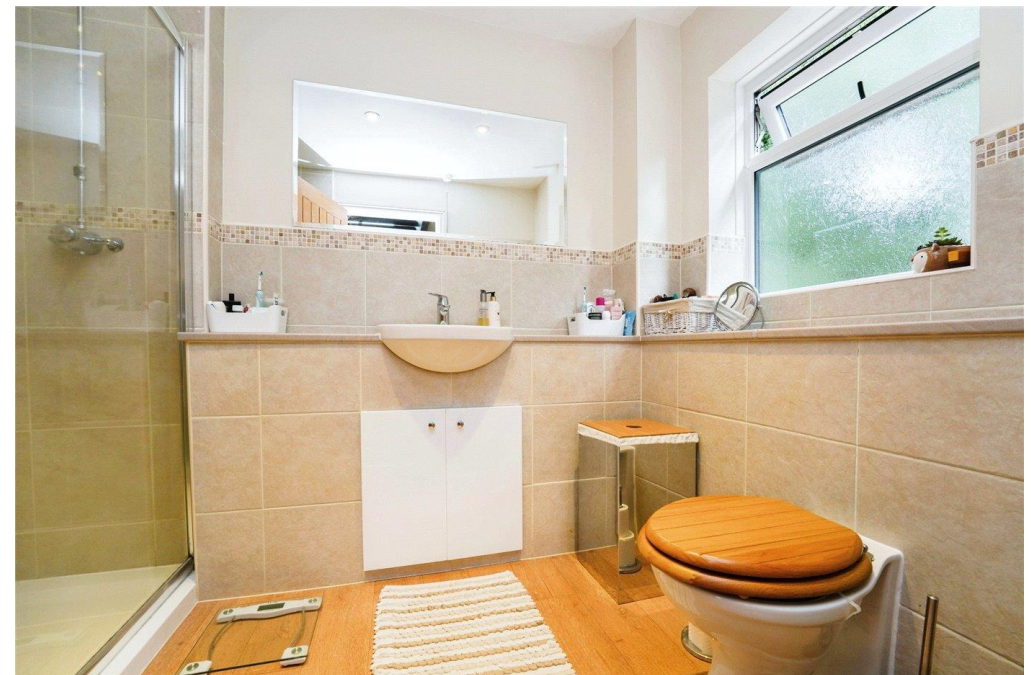
- Mains electricity, water and drainage.
- Oil fired central heating.
- Wiltshire Council Tax Band F
- EPC: Band D

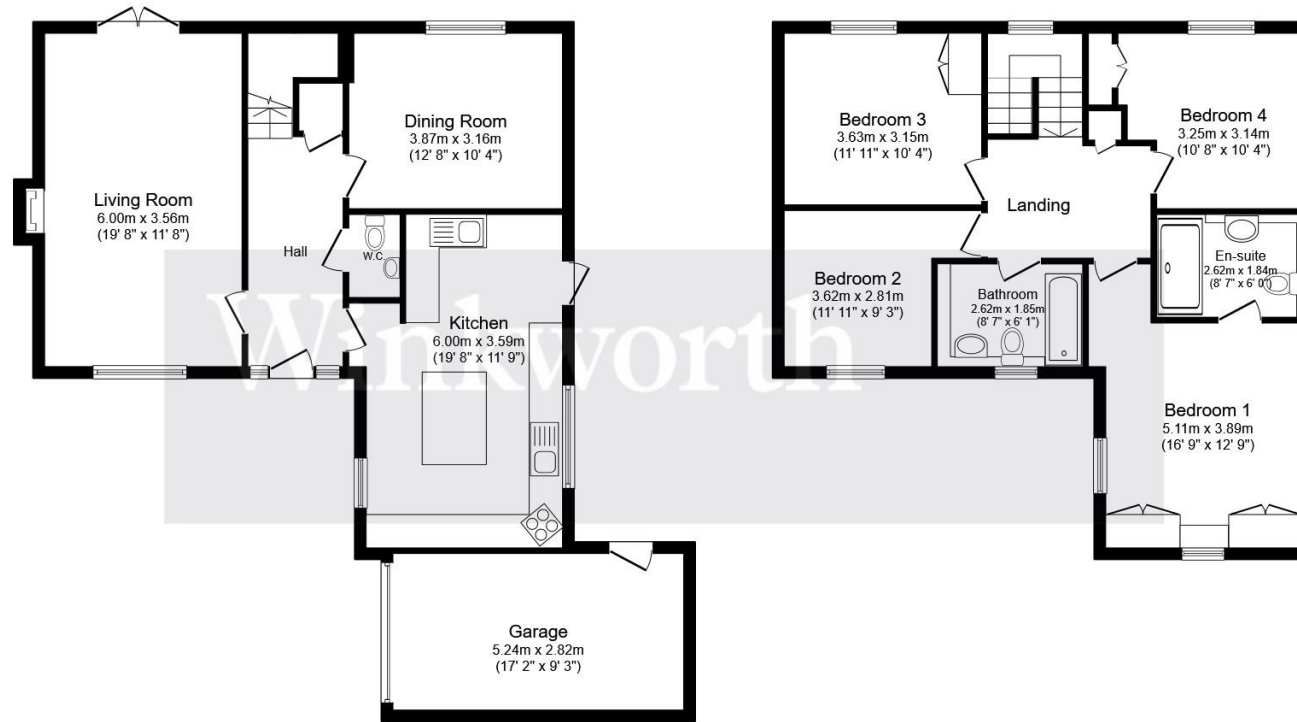


LOCATION

Worton is popular village with a number of local amenities including a church, public house and primary school. The village is in catchment from the popular Lavington Comprehensive School and is within a commute from Daunstey's, St Margaret's and St Mary's, Calne, Marlborough College and Warminster schools. From Cedar Close itself there are plenty of rural walking opportunities including a footpath that takes you across the fields to the neighbouring village of Marston.

It is just four miles from the market town of Devizes which offers comprehensive shopping and leisure facilities as well as an impressive Thursday produce and antiques market. Erlestoke Golf Club is within three miles. The centres of Bath, Marlborough and Salisbury are all within thirty miles as is the M4. There are good main line rail connections from Chippenham and Pewsey (Paddington around 70 minutes). The area is ideally situated for a range of rural leisure pursuits including walking, cycling, riding and fishing.





Ground Floor

First Floor

Total floor area 150.3 m² (1,617 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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