Walnut Close, Rowde
Devizes, SN10 2QN
STRAKERS

11 Walnut Close, Rowde, Devizes, Wiltshire, SN10 2QN

A lovely four bedroom detached home in a quiet position within the popular village of Rowde

- Four Bedrooms
- Detached Home
- Large Driveway
- Double Garage
- Well Established Gardens
- Gas Central Heating
- Quiet Village Location
- Not Far From Chippenham Train Station
- Surrounding Countryside Walks
- Ten Minute Drive From Devizes

Offers In Excess Of £500,000

** FOUR BEDROOMS**DETACHED FAMILY HOME**DRIVEWAY PARKING**DOUBLE GARAGE**FRONT AND REAR GARDENS**SOUGHT AFTER VILLAGE**SURROUNDING COUNTRYSIDE WALKS**

Believed to have been built in 1983 this nicely presented four bedroom detached home is tucked away off the main road of the village in a small cul de sac away from the hustle and bustle of town. With gardens to the front and rear, block paved open driveway parking and a large double garage, there is further opportunity to extend into the garage to create more living space. With its quiet location, walking distance to a couple of local pubs and being close to Devizes and Chippenham, the house will appeal to a variety of buyer. The windows and doors are warrantied until Sept 2024, multi fuel burner to March 2023, and water softener to July 2030.

Upon walking in through the front door, there is an abundance of light in the wooden floored hallway, with downstairs WC to the right hand side, doors to the reception rooms and kitchen to rear of house, with stair case leading upstairs. The main dining room with window to front has continuation of wooden flooring throughout and open plan to sitting room to rear of house. The sitting room has feature fireplace with multi fuel burner, French style doors leading to rear garden and installed quadraphonic speaker points. The kitchen with a variety of wall and floor units, has integrated appliances, tiled flooring with underfloor heating, window overlooking the rear of the house and a separate utility room with plumbing for white goods and door leading to garden. The kitchen hob operates with a separate bottled gas arrangement.

Upstairs there is a master bedroom with en-suite shower room, three further bedrooms and a separate family bathroom.

The rear enclosed garden can be accessed to the side and wraps around the house with established shrubs, trees, lawn and patio arear. The driveway can accommodate several vehicles and the large double garage has power and light.

Situation

The village has a range of local facilities including the popular George and Dragon and Cross Keys Public Houses, a village hall, tennis court, football/cricket fields and the St. Matthew's Parish Church. There is also a C of E Primary School within five minutes walking distance. A more comprehensive range of facilities can be found at the nearby market town of Devizes. Chippenham with its mainline rail service lies approx 9 miles to the north. The property is also within easy walking distance of the famous Caen Hill flight of locks on the Kennet & Avon Canal.

Property Information

Tenure: Freehold
Council Tax: Band E
EPC Rating: B
Services: All mains services + solar panels to roof

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

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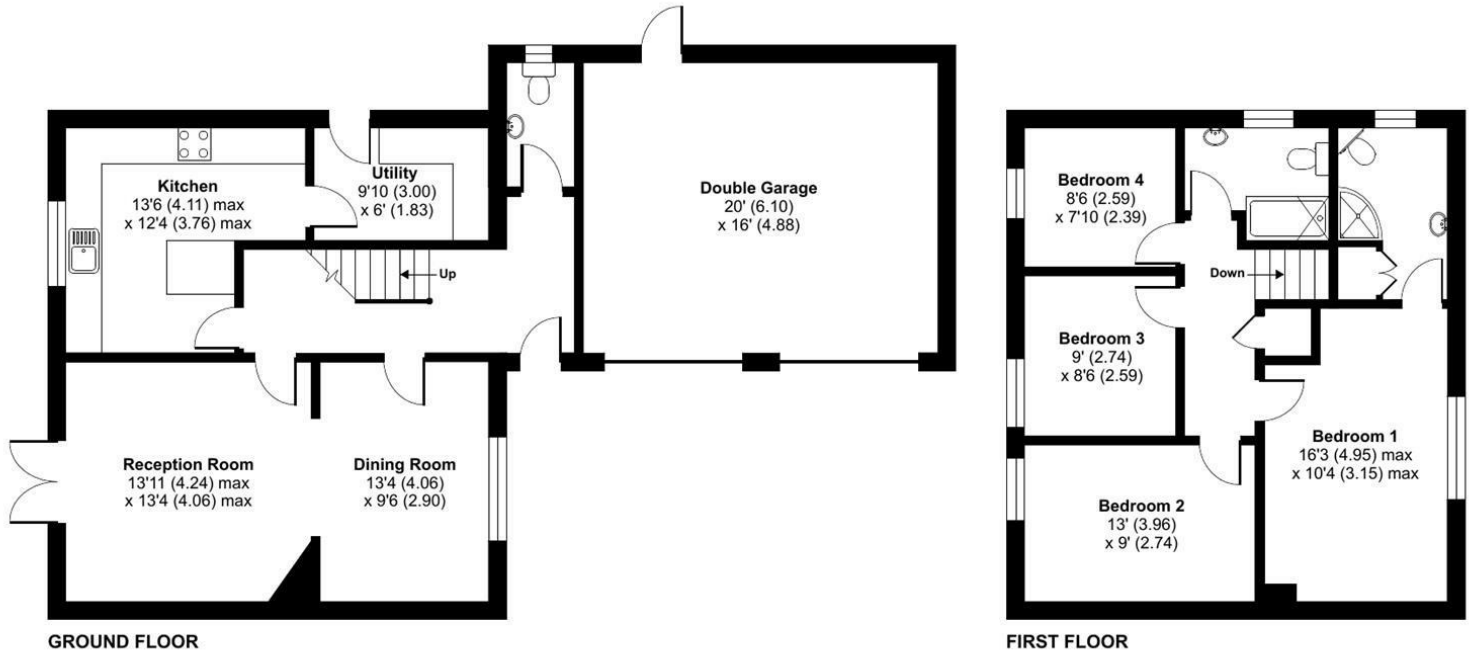
Approximate Area = 1346 sq ft / 125 sq m
Garage = 326 sq ft / 30.3 sq m
Total = 1672 sq ft / 155.3 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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11 Walnut Close, Rowde, Devizes, Wiltshire, SN10 2QN
Tel: 01380 723451
Email: devizes@strakers.co.uk

www.strakers.co.uk