



**NASH MEADOW,  
DEVIZES**

**Carter Jonas**

# 16 NASH MEADOW, DEVIZES, SN10 2GQ

## A MODERN, DUAL ASPECT FOUR BEDROOM FAMILY HOME WITH LOVELY VIEWS OVER PARKLAND.

### AMENITIES

- Detached family home
- Sitting room
- Open plan kitchen/breakfast room
- Four bedrooms
- Garden
- Garage and parking
- Parkland views
- Town location

### SITUATION

16 Nash Meadow is situated on the edge of the town of Devizes. The town centre with its open market square with a weekly produce and a monthly farmers market. Other amenities include a theatre and various pubs and restaurants. There are a number of excellent schools including the Wansdyke primary school, St. Margaret's, Dauntseys and Marlborough College. Both Chippenham and Pewsey stations are nearby (London Paddington is just over an hour) and the town is well placed for access to Bath, Bristol and Salisbury.

### DESCRIPTION

16 Nash Meadow is a dual aspect, modern detached four bedroom family home offering a superb outlook and is presented to a high standard throughout.

Upon entering the property you are greeted into the large hallway. The main sitting room is to the front of the property and has a lovely bay window. To the rear of the property is the wonderful open plan kitchen/breakfast room with bay window and doors opening out to the rear garden, making this room the ideal space all-year-round and for family meals and entertaining. A utility room with side access and a cloakroom complete the downstairs accommodation.

Upstairs there are three double bedrooms and a single bedroom. The main bedroom benefits from having its own ensuite shower room, with another bedroom benefitting from built in wardrobes. The bedrooms are served by the well-appointed family bathroom.



### OUTSIDE

To the front of the property are views across the parkland and hills beyond. There is a small lawned area and a garden path leads to the front door. The rear garden is fully enclosed by brick walling and is laid to lawn. The garden is perfectly level, making it ideal for children to run around and play or to kick a football around. Two wooden gates provide garden access from both sides of the property, perfect for gardening and for allowing paws and muddy boots to have access to the utility room. There is a single garage and driveway parking for three or four cars.

**GUIDE PRICE:** £475,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



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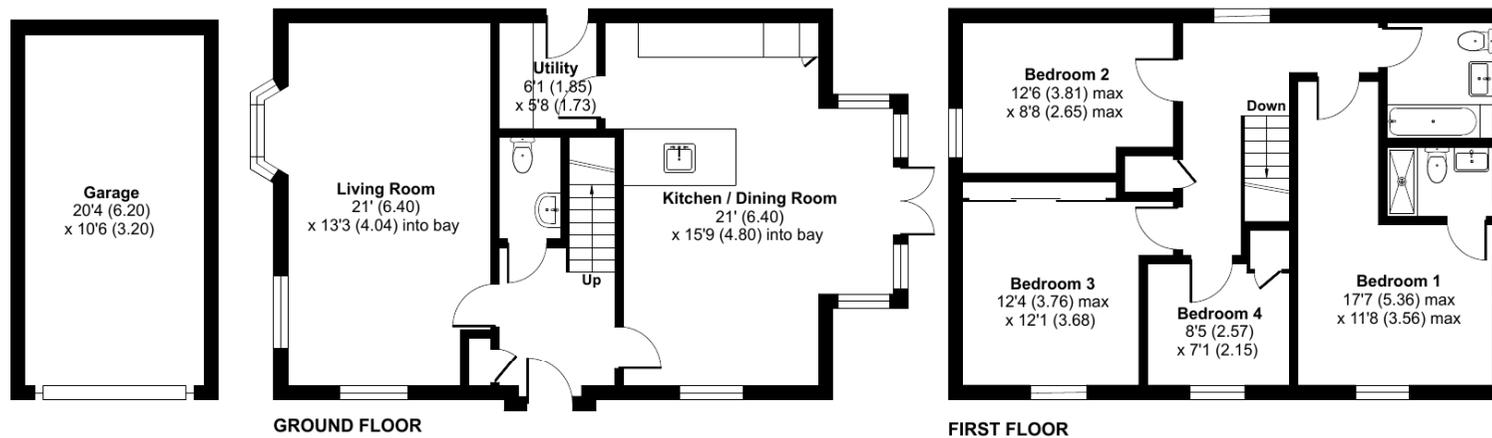
# Nash Meadow, Devizes, SN10

Approximate Area = 1353 sq ft / 125.6 sq m

Garage = 213 sq ft / 19.7 sq m

Total = 1566 sq ft / 145.4 sq m

For identification only - Not to scale



## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: E
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Strakers. REF: 1132828

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## IMPORTANT INFORMATION

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