



Holly House, Potterne Road
Devizes, SN10 5DD



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A fabulous 1930s detached family home built by reputed builders Rendells, with private gardens and plenty of parking, all within easy reach of the town and amenities.

- Four Good Double Bedrooms
- Three Receptions & A Cellar
- Stylish Updated Bathroom
- Refitted Shower Room
- Private South Facing Gardens
- Double Garage, Electric Doors
- Ample Parking
- Well Placed For Shops/Schools

Guide Price £585,000



Description

A quality home of size and stature on the popular southern side of Devizes.

This impressive 1930s family home offers great space combined with features and a good sized private garden. Internally a solid oak door opens into a lobby then a long hallway with exposed wooden flooring and old school style radiators, a refitted cloakroom and stairs down to a useable cellar. There is a delightful dual aspect sitting room with a bay window overlooking the garden and a feature fireplace with an attractive stone surround. There is a flexible dining room/study with bespoke glass fronted cabinets/dressers and an open plan kitchen/breakfast room with tiled flooring, wooden worktops and a range of integrated appliances, this leads through to a good sized conservatory with underfloor heating. On the first floor the light and airy landing gives access to a generous, partially converted loft space with a pull down ladder. Both the refitted bathroom and refitted shower room feature quality sanitary ware and tiling and complement the four double bedrooms. Outside, as well as a gated driveway which provides secure parking for a good number of cars, there is also a detached double garage with electric doors and storage above. The established private gardens are laid to lawn and have two patios, a shed and gazebo.

Situation

Screened by mature foliage, the property offers conditions of exceptional privacy yet is conveniently only a short walk from schools, shops and restaurants. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

Tenure= Freehold. Council Tax Band F.

EPC Rating= D (but new radiators have since been added).

Services= All mains services are connected. Underfloor heating to conservatory.



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APPROX. GROSS INTERNAL FLOOR AREA 2421 SQ FT 224.9 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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