



**Roseland Avenue, Devizes SN10 3AR**

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## **Roseland Avenue, Devizes**

Attractive four-bed detached bungalow in a sought-after Devizes location. Offers a lounge, kitchen, utility, study, three good-sized bedrooms and a family bathroom. Outside features generous gardens and a garage, perfect for comfortable single-level living.

### **Auctioneer's Comments**

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### **Entrance Hall**

A hardwood front door opens into a welcoming entrance hall featuring attractive oak flooring. The space provides access to the loft, a radiator for added comfort, and useful built-in storage, including a cupboard and an airing cupboard housing the hot water cylinder.

### **Lounge**

A bright and comfortable lounge featuring a double glazed bay window to the front aspect, allowing plenty of natural light. The room includes a radiator, a feature fireplace creating a cosy focal point, and a television point.

### **Kitchen**

A well-appointed kitchen featuring double glazed windows to the side and rear aspects, providing excellent natural light. The space is fitted with a range of re-fitted wall and base units complemented by contrasting oak work surfaces. Additional features include a one and a quarter bowl sink unit with mixer tap, integrated fridge/freezer and dishwasher, and space for a freestanding cooker. A 2-oven electric AGA adds both character and practicality, while travertine tiled flooring and matching splashbacks enhance the overall finish. Recessed LED lighting completes the room.

### **Conservatory / Utility Room**

A versatile conservatory/utility space fitted with a range of cupboards and work surfaces, providing practical storage and workspace. There is space and plumbing for a washing machine, access to the rear garden via a door, and attractive veneer oak flooring.

### **Bedroom One**

A generous principal bedroom featuring a bay window to the front aspect, allowing for plenty of natural light. The room offers ample space for a range of bedroom furniture and includes a radiator.

### **Bedroom Two**

Another well-proportioned dual aspect bedroom featuring windows to the rear and side, allowing for plenty of natural light and a radiator.





### **Bedroom Three**

A well-proportioned third bedroom featuring a window to the side aspect, allowing for natural light. The room is a good size and includes a radiator.

### **Study / Bedroom Four**

A versatile room that can be used as a study or additional bedroom, featuring French doors to the side aspect and a window to the front, providing plenty of natural light. The room also includes a radiator.

### **Bathroom**

Family bathroom comprising a low level WC, wash hand basin, bath and corner shower cubicle. The room benefits from two obscure glazed windows to the rear aspect, an extractor fan, two chrome ladder-style heated towel rails, and tiled flooring with under floor heating.

### **Gardens**

Externally, the property benefits from gardens surrounding it on all sides. The front garden is enclosed by a hedged boundary with a wooden gate providing access, leading via a pathway to the front door and complemented by a neatly maintained lawned area.

The rear garden is enclosed by wooden fencing and features gated side access, a patio area ideal for outdoor seating, a lawned section, and raised flower beds, creating an attractive and well-defined outdoor space.

### **Garage**

Detached garage with power and light.



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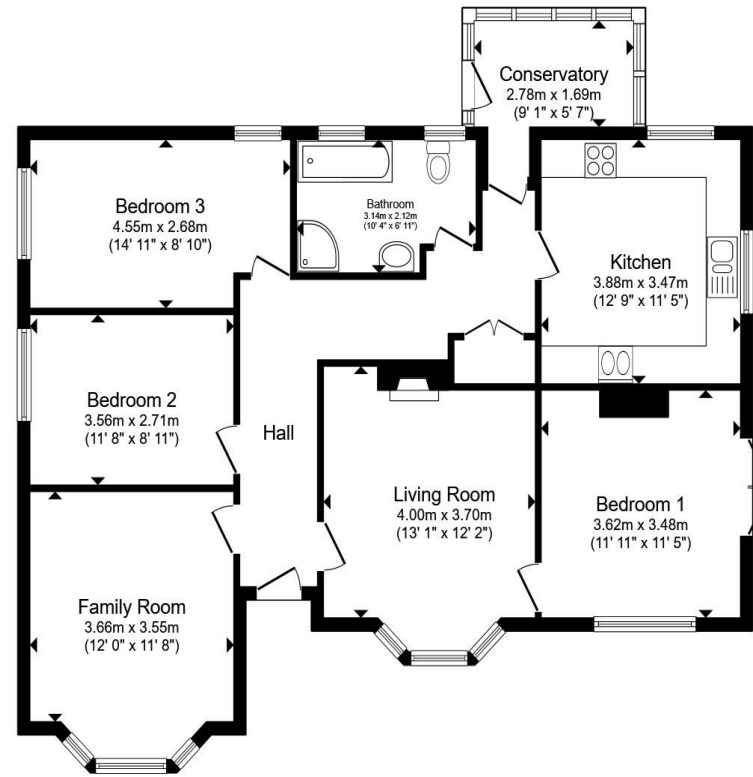
## Roseland Avenue, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bed Detached Bungalow
- Sought After Devizes Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£350,000**



Total floor area 106.6 m<sup>2</sup> (1,147 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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
DVZ107224 - 0008

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