



St. Matthews Close, Rowde Devizes SN10 2PG

Welcome to

St. Matthews Close, Rowde Devizes

Charming three-bedroom semi-detached home in the sought-after village of Rowde. Featuring a spacious lounge, dining room, kitchen, utility, conservatory and cloakroom, plus three good-sized bedrooms and a family bathroom. Ample driveway parking and excellent local amenities nearby.

Entrance Porch

Entrance to this three-bedroom semi-detached family home, situated in a desirable village location, is via the front door leading into an entrance porch. The porch provides useful space for outdoor clothing and footwear, with a further door leading through to the lounge.

Living Room

The generous lounge enjoys a window to the front aspect, allowing plenty of natural light to fill the room. Offering ample space for a range of lounge furniture, the room benefits from a gas fireplace with mantel and hearth, providing an attractive focal point. Stairs rise to the first floor, while a door leads through to the kitchen. The room is further complemented by a radiator.

Kitchen

The fitted kitchen comprises a range of wall and base units with work surfaces over, together with a breakfast bar area providing additional seating and workspace. There is a sink and drainer with a mixer tap, an integrated dishwasher, and an integrated fridge. Space is provided for a slot-in cooker with an extractor hood above. The kitchen is finished with laminate flooring, benefits from a radiator, and has a door leading through to the conservatory.

Conservatory

A wonderful addition to the property, the conservatory provides a bright and versatile space in which to relax and enjoy views over the rear garden. French doors open directly onto the garden, creating an ideal area for both everyday living and entertaining. Further benefits include a television aerial point, tiled flooring, and a radiator, allowing the room to be enjoyed throughout the year.

Utility Room

The utility room offers space and plumbing for a washing machine and tumble dryer, along with additional appliance space. Wall-mounted cupboards provide useful extra storage, making this a practical and functional area. Doors lead through to the cloakroom and dining room and there is also a window to the rear aspect.

Cloakroom

The cloakroom comprises a low-level WC and a wash hand basin with tiled splash backs. Additional features include an extractor fan, making this a useful and convenient ground floor facility.

Dining Room

Originally converted from the garage, this generous reception room is currently utilised as a dining room by the present owners. Offering excellent versatility, the space could easily serve as a playroom, home office, hobby room, or craft room to suit a variety of lifestyles. Additional features include a wall-mounted boiler, laminate flooring, and a radiator.

Landing

Stairs rise from the lounge to the first-floor landing, which provides access to all three bedrooms and the family bathroom. The landing also benefits from an airing cupboard, offering useful storage space, together with access to the loft.

Bedroom One

Bedroom One is a generous double bedroom, offering ample space for a range of bedroom furniture. A window to the front aspect provides plenty of natural light, while a radiator completes the accommodation.





Bedroom Two

Situated to the rear of the property, the second bedroom is a well-proportioned room with a window overlooking the garden. Offering plenty of space for a range of bedroom furniture, the room also benefits from a radiator.

Bedroom Three

A good-sized room benefiting from a dual-aspect outlook, with windows to both the front and side elevations allowing for an abundance of natural light. The room offers versatile accommodation and is complemented by a radiator.

Bathroom

The family bathroom is fitted with a concealed cistern WC, a vanity wash hand basin with storage beneath, and a Jacuzzi-style bath with a hand-held shower attachment. There is also a separate shower cubicle, providing excellent convenience for family living. Additional features include an obscure window to the rear aspect, an extractor fan, and a ladder-style heated towel rail.

Front Garden

The front of the property features a well-established hedge boundary, with a gravelled area offering space for flower pots and decorative planting to create an attractive and welcoming appearance. In addition, there is ample off-road parking for approximately three vehicles.

Rear Garden

Enclosed by mature hedging and wooden fencing, the rear garden enjoys a good degree of privacy and features a patio area directly accessed from the conservatory, creating an ideal space for outdoor seating and entertaining. A central lawn is bordered by a further paved area beyond, offering additional versatility. A true gardener's delight, the garden provides ample space for vegetable plots, flower beds, and a variety of planting opportunities. It is a wonderful setting in which to relax and enjoy an evening drink during the summer months or dine al fresco with family and friends.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

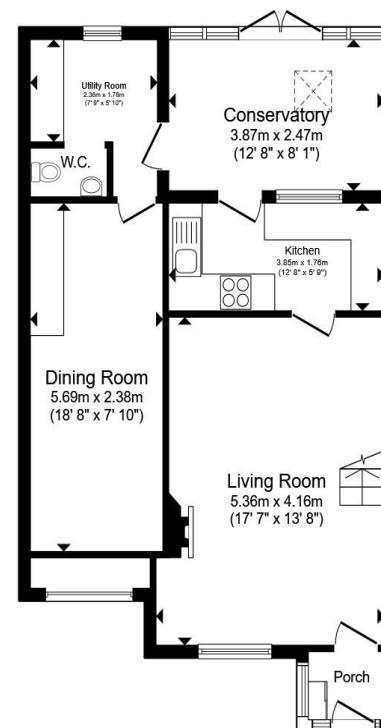
St. Matthews Close, Rowde Devizes

- Sought After Village Location
- Spacious & Versatile Accommodation
- Three Bed Semi Detached Family Home
- Ample Driveway Parking
- Viewing Highly Recommended

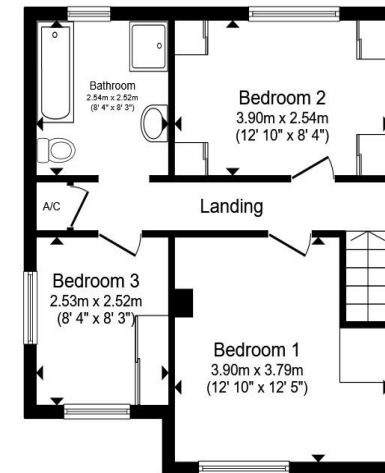
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£325,000



Ground Floor



First Floor

Total floor area 104.2 m² (1,122 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

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