



Hooks Court High Street, West Lavington Devizes SN10 4JB

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Hooks Court High Street, West Lavington Devizes

Deceptively spacious 3-bed single-storey home in a charming courtyard development of just four. Located in sought-after West Lavington, close to schools, shops and amenities. Features include a large sitting room, open-plan kitchen/diner, courtyard views from all bedrooms, plus parking and car port.

Auctioneer's Comments

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Entrance

The entrance to this charming and rarely available barn-style family home is via a fully-glazed front door into a light and open welcoming space.

Living Room

The room features an attractive electric fire set within a characterful corner brick-built fireplace,

creating a warm and inviting focal point. A window to the front aspect allows for plenty of natural light, while french windows provide views over to the plain, and open on to the patio giving opportunities for indoor / outdoor living. The generous proportions comfortably accommodate a range of lounge furniture. The space is further enhanced by two radiators, ensuring year-round comfort.

Dining Room

The open plan dining area leads from the entrance foyer, creating an excellent space for entertaining. A large window and a skylight allows an abundance of natural light to fill the room, enhancing its bright and airy feel. There is ample space for a dining table and chairs, along with additional furniture if desired. The room is finished with practical laminate flooring and is serviced by two radiators for added comfort.

Kitchen

The fitted kitchen comprises a range of wooden wall and base units with complementary work surfaces over. Integrated appliances include an oven, electric hob with extractor hood above, dishwasher, and fridge/freezer. There is additional plumbing for a washing machine, along with a traditional Belfast sink adding character to the space. The boiler is neatly housed within a cupboard. The kitchen is finished with practical laminate flooring.

Inner Hall

Leading off the entrance foyer, the inner hall provides access to all bedrooms and the family bathroom. The space benefits from two skylight windows, allowing natural light to flow through, and is complemented by a radiator and carpet for added comfort.





Bathroom

The family bathroom comprises a low-level W/C, a wash hand basin with tiled splashbacks, and a bath with a shower over. An obscure window to the rear aspect provides natural light while maintaining privacy. Additional features include a shaver point with light, extractor fan, laminate flooring, built in airing cupboard housing the hot water tank and a radiator for comfort.

Bedroom One

The generous principal bedroom benefits from a full-height window to the front aspect, along with a further skylight window that enhances the natural light within the room. There is ample space for a range of bedroom furniture, making it both comfortable and versatile. Additional features include a television aerial point, telephone point, and a radiator for added warmth.

Bedroom Two

Another well-proportioned double bedroom benefiting from a full-height window to the front aspect, allowing for good natural light, and a radiator providing year-round comfort.

Bedroom Three

The third bedroom is also a well-proportioned double room and offers versatility, ideal as an additional guest room, home office or hobby room. It benefits from a full-height window to the front aspect, providing natural light, and a radiator for comfort.

Car Port

The property further benefits from a carport for one vehicle with additional space for convenient bin storage.



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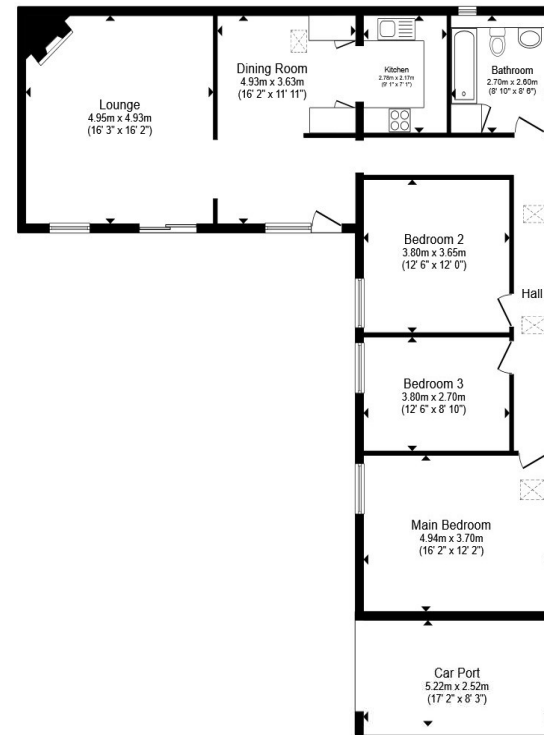
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable West Lavington Village Location
- Small Courtyard Development of just Four Homes

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£300,000



Ground Floor

Total floor area 112.1 m² (1,207 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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