





📍 21 Erghum Lane, Devizes, Wiltshire, SN10 2GT

🏠 Guide Price £500,000

This beautiful 4-bedroom contemporary home, built in 2018 (NHBC to 2028), is nestled on the outskirts of the charming town of Devizes. Located in a peaceful residential neighbourhood, this house is an ideal family residence.

- Four Spacious Bedrooms
- Countryside / Canal Walks On Your Doorstep
- Beautiful 20ft Kitchen / Diner
- Flexible Study / Snug
- Separate Utility Room
- Well Presented Interior
- Garage & Off Parking For 3 Cars
- Private South Facing Garden
- Catchment For Bishops Cannings Primary School

🏡 Freehold

📊 EPC Rating B





A beautifully presented 4 bedroom modern family home set on the edge of town with idyllic countryside/canal walks right on the doorstep, and conveniently within the catchment for the excellent Bishops Cannings Primary School.

On the ground floor a light entrance hall leads off to a study which provides a dedicated workspace, ideal for those working from home. There is a generously proportioned bay fronted reception room to the front of the home whilst spanning the rear is the exceptional kitchen. The heart of any home is the kitchen and this south facing incredibly light kitchen/diner has been designed to be just that- a 20ft ideal eating and entertaining space all the family can enjoy. It features stylish appliances, ample counter space, and high-quality fixtures. French doors in the dining area allow natural light to flood in as well as providing access to the rear garden. Completing the ground floor is the practical utility room and downstairs W/C.

Moving to the first floor, there are 4 good bedrooms (all with bespoke wardrobes), with the principal double bedroom featuring 2 double sized mirrored wardrobes and an en-suite shower room. There is also a contemporary family bathroom with both a bath and separate shower. On the landing a bespoke ladder ascends to a boarded loft for useful extra storage.

Externally, this family home has driveway tandem parking for 3 cars, a single garage with light and power and a lovely south facing garden mainly laid to lawn, but with an extra purpose made decked sun terrace set behind the garage- where sun can be enjoyed throughout the day.

#### **Situation**

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for young families, with countryside and the canal right on the doorstep too.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

Council Tax: F

EPC Rating: B

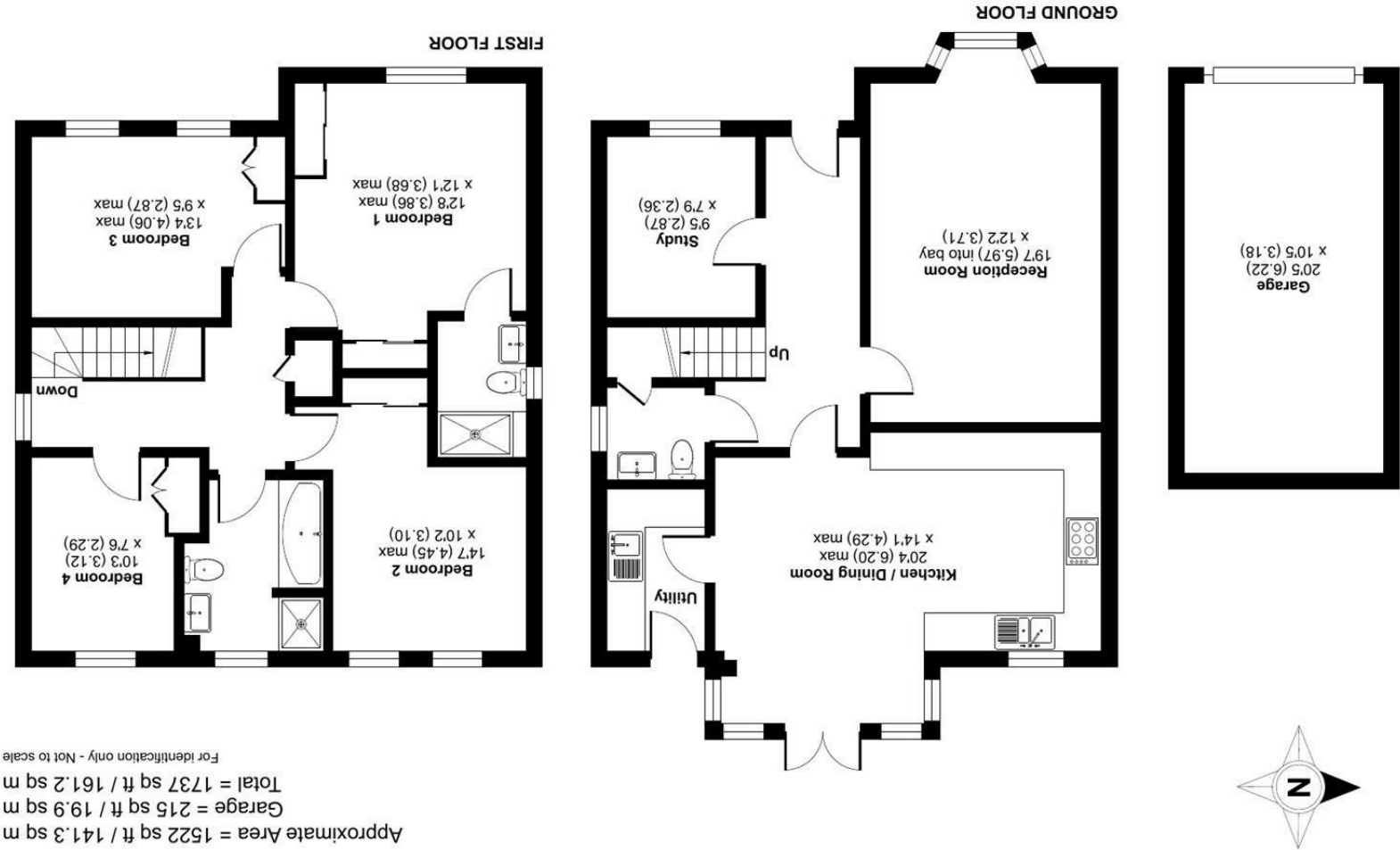
Services: All mains services

Agents note: There will be a management charge but the management committee has not yet been established. Current vendors have not paid any fee's.



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