



📍 9 Broadleas Crescent, Devizes, Wiltshire, SN10 5DH

🔗 Guide Price £440,000

A recently refurbished, immaculately presented, 3-bedroom, detached family home in the sought after location of Broadleas Crescent. Offered to the market with no onward chain and with planning permission granted for a two-storey extension (PL/2023/01785)

- Recently Refurbished
- No Onward Chain
- Sought After Location
- 3-Bedroom Detached Family Home
- Ample Driveway Parking
- Easily Maintainable Landscaped Garden
- Walking Distance To Town
- Single Garage
- Planning Permission Granted For Two-Storey Extension (PL/2023/01785)

🏠 Freehold

🏠 EPC Rating C



An immaculately presented, recently refurbished, detached, 3-bedroom family home. Offered to the market with no onward chain and planning permission granted for a two-storey extension (PL/2023/01785)

Entering this home, you can be safe in the knowledge that you can just move straight in and won't have to lift a finger. You are greeted by a generous entrance hallway with built in storage and convenient downstairs W/C. Off to your right, the dual aspect living room with large window to the front allowing for plenty of natural light. The engineered oak flooring carries you through an open archway, to another flexible reception room, currently used for dining/family space, with 2 French Doors leading to the pretty rear garden. Completing the ground floor accommodation is the newly fitted, kitchen/breakfast room. Well-thought out in lay-out, this well-equipped kitchen offers space and convenience in abundance, with integral electric oven/hob, fridge/freezer and free standing wooden island with breakfast bar.

To the first floor, 3 bedrooms are on offer. Bedrooms 1 & 2 are good sized double bedrooms and the principal bedroom includes built in wardrobes. There is also a newly fitted 3-piece bathroom suite complete with his & hers sinks.

Externally, a large gravelled driveway with ample parking, a single garage and a beautiful landscaped rear garden, with patio areas, raised flower beds and an area laid to lawn.

A beautifully refurbished home, not to be missed.

#### **Situation**

Broadleas Crescent is a very pleasant and established leafy close on the south side of town within walking distance of the shops, schools (including being in catchment for the popular Wansdyke Primary School) and within a short stroll of Drews Pond woodlands and open countryside making it ideal for dog walking.

The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, 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**

All mains services are connected.

Tenure: Freehold

EPC rating: C

Council tax band: D





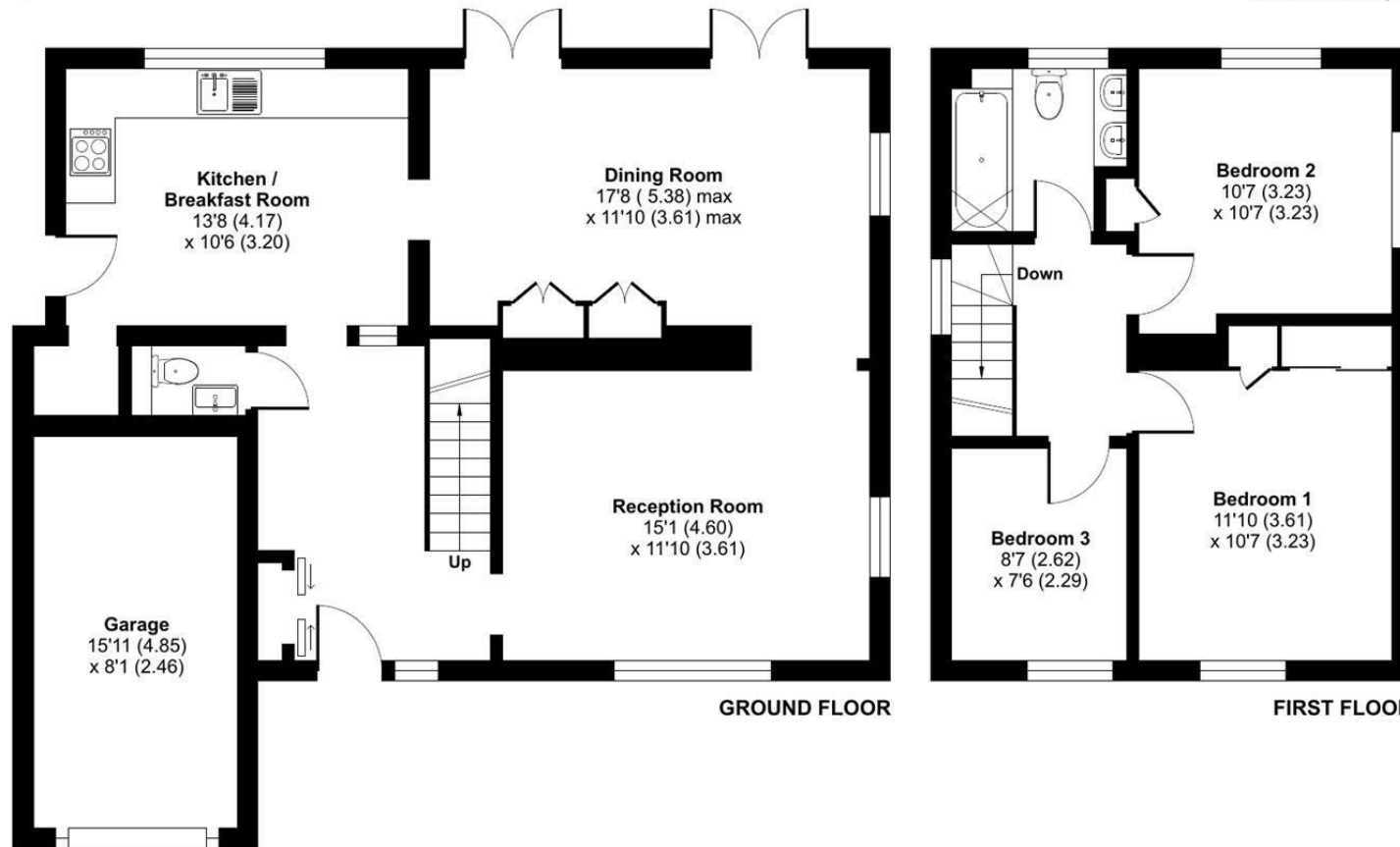
## Broadleas Crescent, Devizes, SN10

Approximate Area = 1154 sq ft / 107.2 sq m

Garage = 133 sq ft / 12.4 sq m

Total = 1287 sq ft / 119.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1103677

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