



📍 114 Longcroft Road, Devizes, Wiltshire, SN10 3AX

🏷️ Guide Price £385,000

A beautifully presented and excellently proportioned 5 bedroom home with a delightful south east facing garden.

- A Spacious Extended Family Home
- 5 Bedrooms
- 2 Reception Rooms
- 2 Shower Rooms
- 18ft Open Plan Kitchen/ Dining Room
- Wonderful S/E Facing Garden
- Garage (With Potential For Conversion)
- Driveway Parking For 2 Cars
- Walking Distance Of Town & Local Schools

🏠 Freehold

🏠 EPC Rating D



A fantastic 5 bedroom family home with an impressive rear garden and a well presented interior with good reception space. Located in a very popular area of Devizes that is conveniently within easy walking distance of both local schools and the town centre, this extended 1950s semi detached home has it all.

The light entrance hall has the original parquet flooring has a door into a bay fronted sitting room with oak flooring and an open fireplace with oak surround and an Italian marble tiled hearth, with fitted bookshelves to either side of the bi-folding doors. Bi-folding doors open in to an 18ft open plan kitchen/dining room with French doors to the garden, a breakfast bar, a built-in electric oven, 4 ring hob and water softener. Set behind the kitchen is a useful utility room and a useful downstairs shower room. On the first floor there are a total of 5 bedrooms (4 doubles and 1 single), complemented by a stylish refitted shower room with a walk-in double width shower (which is big enough to put a bath back in preferred). The principal bedroom benefits from two free-standing wardrobes and distant views across to Devizes white horse. There is a large loft space with good potential to convert to additional accommodation (subject to building regs).

Outside, there is driveway parking for 2 cars to the front and a single garage with double doors, light, power and a personal door back into the utility room (this garage has great potential to be converted to further accommodation subject to building regs approval). To the rear is the exceptional garden that enjoys a great amount of privacy and is south easterly facing. It is predominantly laid to lawn with white and pink lilac trees, 2 acer trees, raspberries and roses. There is also a 10'x8'ft shed and a charming summerhouse with light and power.

Situation

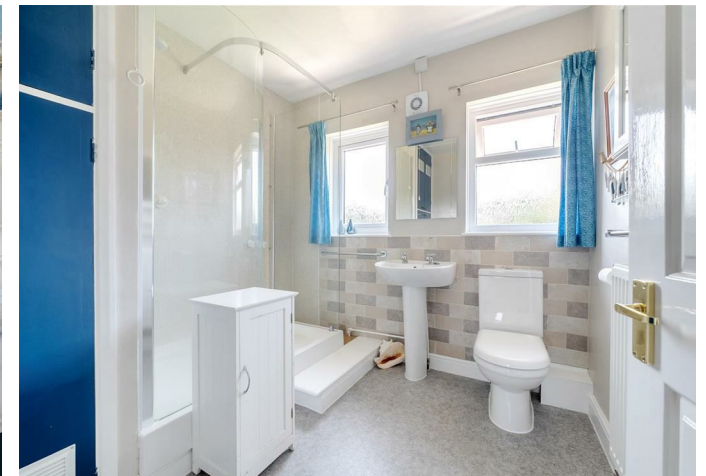
The property is located in a popular road just a stone's throw from town. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information

Council Tax: Band C

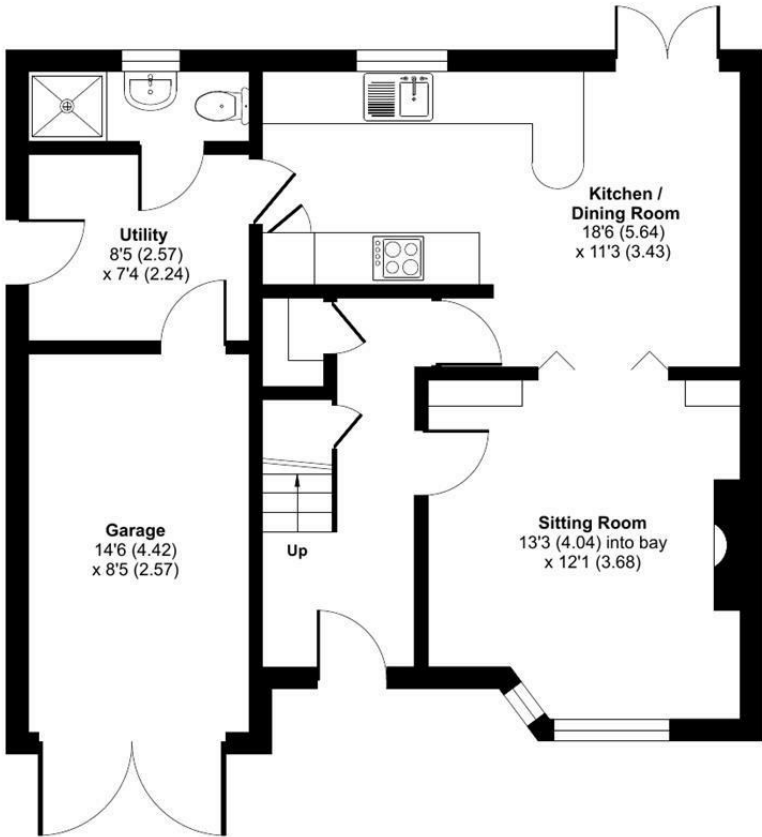
Services: All mains services are connected including gas fired central heating (boiler has been serviced in July 2024).

Broadband Speed: 51 Mbps upload.

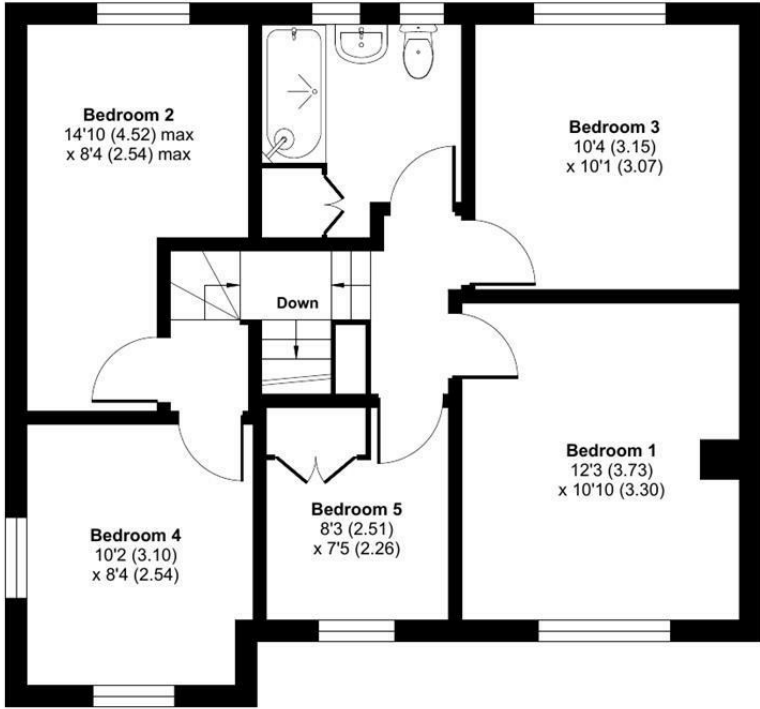


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Approximate Area = 1172 sq ft / 108.8 sq m
 Garage = 123 sq ft / 11.4 sq m
 Total = 1295 sq ft / 120.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1157898

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