



📍 17 Holmfield, West Lavington, Wiltshire, SN10 4HX

🔗 Guide Price £310,000

A 3-bedroom semi-detached home, with great further potential, situated in a quiet close and in the popular Wiltshire village of West Lavington.

- 3-bedrooms
- Semi-detached
- Potential for loft conversion (STP)
- Private mature rear garden
- Large main reception room
- Kitchen/diner
- Popular village location
- Attached garage

🏠 Freehold

📊 EPC Rating



A 3-bedroom semi-detached family home, in a quiet close location, in the popular Wiltshire village of West Lavington.

Walking in through the front door, you are greeted by an entrance porch which is convenient for coats and boots. Walking through the entrance porch, you then come to a fantastically spacious 17'9x15'5ft, living room, with under stairs storage and a large window to the front so the space is flooded with natural light. To the rear of the home, is the modern kitchen/breakfast room, with a range of wall & floor mounted units, ample space for appliances & dining and external access. A downstairs W/C, accessed off the kitchen, completes the ground floor accommodation.

To the first floor, there are currently 3-bedrooms on offer to all the family. The principal bedroom, a generous double with built in wardrobes, there is also a further double bedroom, a single/office/dressing room with another room currently set up as a playroom.

Externally, there is a mature, private rear garden and an attached single garage with driveway parking to the front.

This home offers fantastic further potential, with many homes in the close extending into the loft (subject to planning), to give you a great sized family home, in a good village location.

#### **Situation**

Local amenities include a local store/ Post Office, pharmacy, public houses, primary and comprehensive schools, GP surgery, a church, playing field and the renowned Dauntsey's School with Devizes town centre being five miles to the north offering a wide range of amenities and a bustling weekly market, cinema and theatre. The Cathedral City of Salisbury and the World Heritage City of Bath are easily accessible. The village lies on the northern slopes of Salisbury Plain with excellent communication to the surrounding areas. There are regular services to London Waterloo from Salisbury (19 miles) and London Paddington from Chippenham (13 miles). The A303 to the south gives access to the M3 and junction 15 of the M4 is approximately 20 miles. The centres of Marlborough, Andover, Chippenham, Trowbridge and Swindon, are also within a 30 mile radius. Good bus links from the village.

#### **Property Information**

Tenure: Freehold

Council Tax: Band: C

Services: Wet system heating with electric boiler, mains water, drainage and electricity are connected.



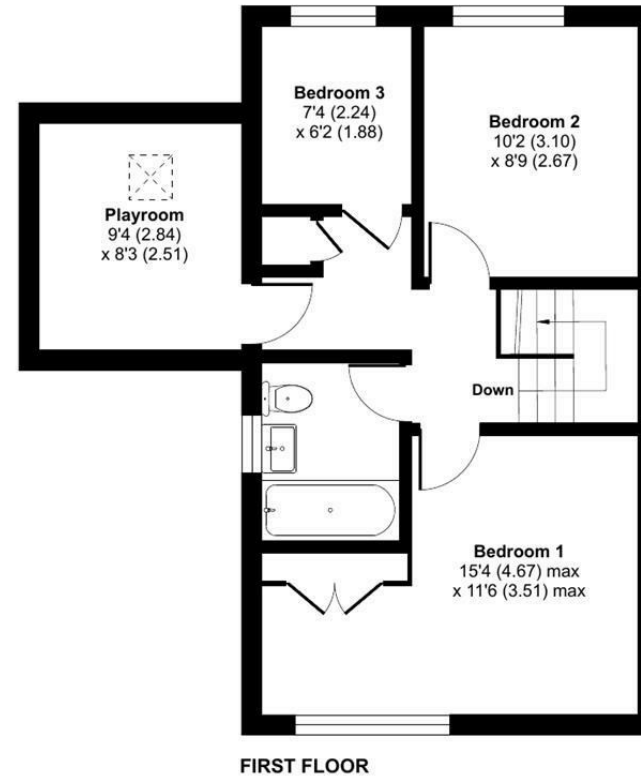
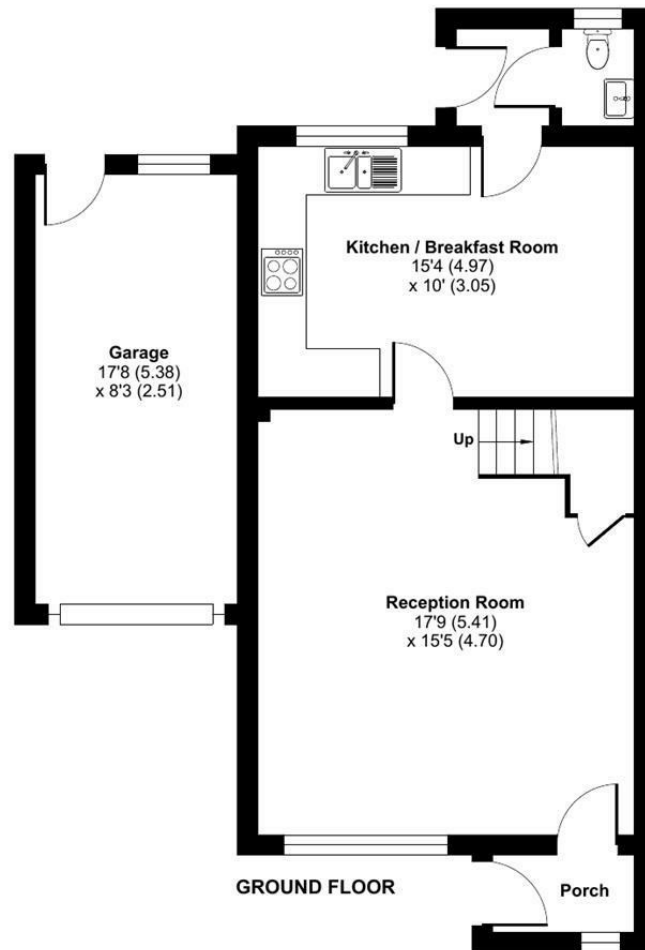
# Holmfield, West Lavington, Devizes, SN10

Approximate Area = 1023 sq ft / 95 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1170 sq ft / 108.7 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: 1161477

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