



📍 18 Teasel Close, Devizes, Wiltshire, SN10 3AQ

🏠 Guide Price £462,500

An incredibly spacious four bedroom detached house set in a popular cul de sac on the edge of town with a detached double garage, gated driveway parking and mature gardens.

- Spacious Detached Family Home
- Over 2000 SQFT
- 3 Reception Rooms
- Large Kitchen + Separate Utility
- 4 Good Bedrooms (All With Wardrobes)
- En Suite Shower Room + A Family Bathroom
- Double Garage With Light & Power
- Gated Secure Driveway
- Enclosed Private Gardens

🏡 Freehold

🏠 EPC Rating D



With over 2000sqft of accommodation to include 3 receptions rooms, an impressive 19ft kitchen and very private good sized gardens, this excellent family home is must view!

Situated in an established and very popular cul-de-sac on the outskirts of town, this house is only a stone's throw from open countryside and wonderful rural walks. From the moment you enter you are met with a feeling of space. The large welcoming reception hall opens to a dual aspect sitting room with French doors out to the private gardens. There is a separate dining room (currently used as a snug/family room with a bespoke fitted storage unit), a large study ideal for anyone working from home, and the dual aspect kitchen/breakfast room with a range of integrated appliances and adjoining utility room.

The wonderful dual aspect main bedroom is 19ft long and has fitted wardrobe plus an en suite shower room. Three further double bedrooms (all with fitted wardrobes) and a smart modern family bathroom complete the layout.

Outside, a detached double garage with gated driveway has direct access to the house. The private gardens include lawns, established shrubs and a patio sun terrace to the rear and side, plus a smaller front garden with fruit trees.

#### **Situation**

The property is situated in a cul de sac of similar properties on the outskirts of this much sought after development. The historic town centre of Devizes is within one and a half miles and provides excellent shopping facilities, schools for all ages, museum, cinema, theatre, leisure centre and a bustling weekly market. The Kennet and Avon canal runs through the town providing boating, fishing and walking facilities. Other major centres of Swindon, Marlborough, Chippenham, Trowbridge and the Cities of Bath and Salisbury are all within a thirty mile radius.

#### **Property Information**

Services: All mains services are connected at the property.

Council Tax Band: F



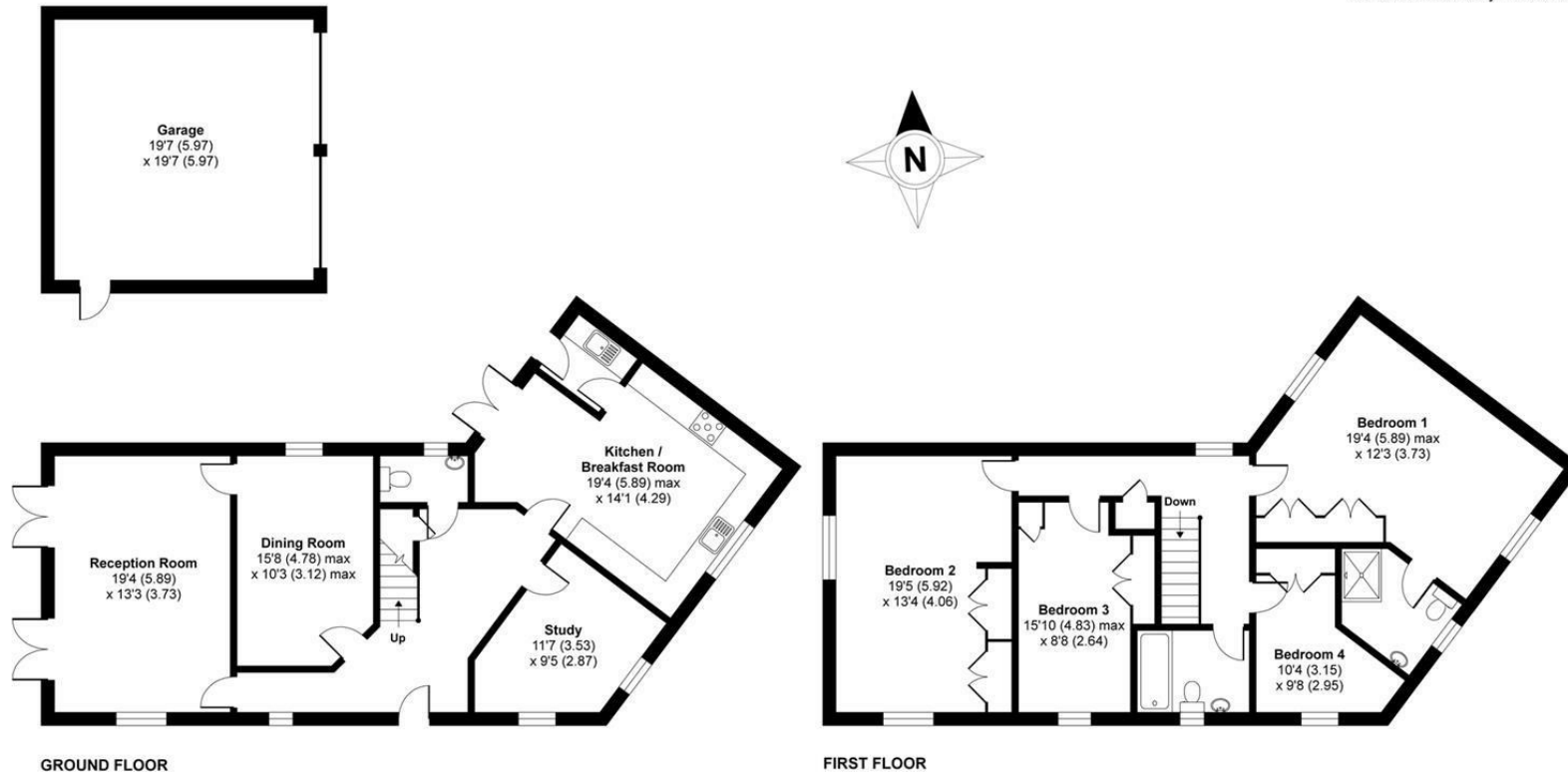
# Teasel Close, Devizes, SN10

Approximate Area = 2114 sq ft / 196.4 sq m

Garage = 386 sq ft / 35.9 sq m

Total = 2500 sq ft / 232.3 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). © nichecom 2021. Produced for Strakers. REF: 793210

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