



📍 Budleigh, 11 Edward Road, Devizes, Wiltshire, SN10 5AR

🏠 Guide Price £489,950

Set in a highly sought after address on the south side of Devizes, this impressively extended 1930s semi detached home benefits from a wonderful mature garden, a beautifully spacious and contemporary interior, and is only a stone's throw from the town centre.

- Superbly Extended Family Home
- Beautifully Appointed In A Popular No Through Road
- Three Bedrooms
- Stylish Refitted Kitchen
- Fabulous 20FT Dining Room With Bi-Folding Doors
- Utility, Cloakroom, Modern Bathroom
- Great Sized Private Garden
- Off Road Parking For Several Cars
- Immaculately Presented Interior
- Walking Distance Of Schools & Shops

🏡 Freehold

🏠 EPC Rating C



Located along a small, leafy and much sought after road within a short stroll of town, this attractive bay fronted 1930s semi detached home benefits from a large private rear garden and a stunning extended kitchen/dining room that is the perfect place for eating and entertaining.

The bright and airy accommodation begins with a long hallway with wood effect flooring and a downstairs cloakroom, that leads off to a sunny south facing sitting room with a feature bay window and a fireplace. The stylish updated kitchen is a notable feature of the house with a breakfast bar/island, beautiful granite worktops and quality integrated appliances to include two 'AEG' ovens, an induction hob with contemporary extractor hood over and a dishwasher. The kitchen is open plan into a magnificent 20ft dual aspect dining room with bi folding doors and views over the garden. There is also a useful utility room set off the kitchen. On the first floor, the two double bedrooms and further single bedroom are complemented by the fully tiled modern family bathroom.

Outside, the property has a long landscaped rear garden with an upper seating area set underneath two palm trees, an additional Indian Sandstone patio sun terrace and decked area, a level lawn and a painted timber office/shed. The garden enjoys an excellent amount of privacy. To the front of the property the driveway provides parking for two to three cars. The house still offers new owners the opportunity to extend to the side or into the spacious loft (subject to the relevant planning consents/building regs). A viewing is highly encouraged to appreciate both the convenient location and finish of this charming home.

Situation

The property is located in a wonderful tucked away setting within easy walking distance of the market place and amenities.

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, a theatre and a 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: Band D

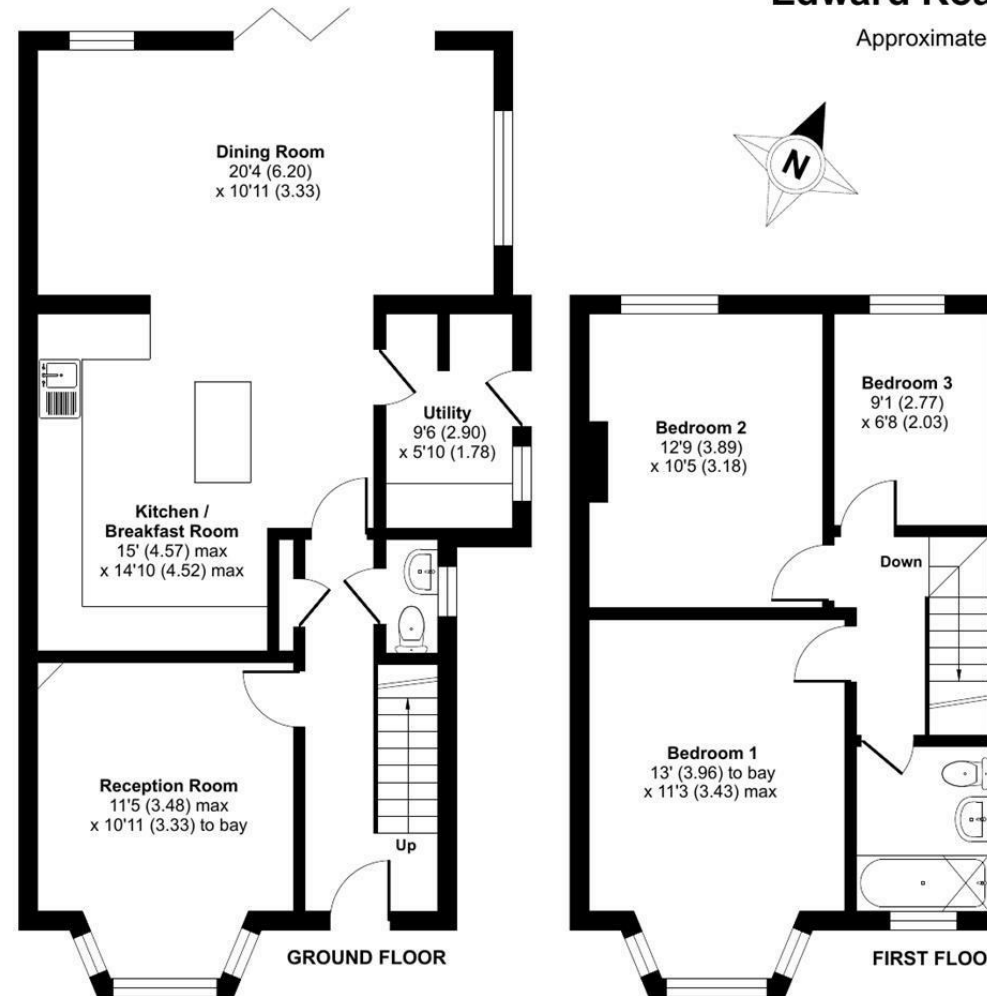
Services: All mains services are connected.



Edward Road, Devizes, SN10

Approximate Area = 1254 sq ft / 116.4 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 2022. Produced for Strakers. REF: 819486

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