





📍 30 Green Lane, Devizes, Wiltshire, SN10 5BX

🏠 Guide Price £435,000

A well appointed modern family home, in excellent decorative order throughout, ideally placed for the town's numerous amenities as well as country walks down Drews Pond woodlands.

- Beautifully Presented Detached Homse
- Four Double Bedrooms
- Modern En-Suite & Family Bathroom
- Bay Fronted Sitting Room
- Separate Dining Room
- Conservatory
- Stylish Refitted Kitchen & Utility Room
- Downstairs Cloakroom
- Integral Garage With Electric Door
- West Facing Rear Garden

🏡 Freehold

🏠 EPC Rating C





A well proportioned executive style detached family home (over 1470sqft) pleasantly situated on the much sought after south side of Devizes in a popular residential location within walking distance of the town centre and also the fabulous Drews Pond woods.

This immaculately presented property has a welcoming entrance hall with downstairs cloakroom, opening off to a light and airy sitting room with a feature bay window, gas fire and a glass panelled door opening through to a separate dining room. This in turn has sliding doors into a delightful conservatory that takes in views of the garden. The current owner has installed a stylish refitted kitchen / breakfast room with granite effect worktops with matching units in the utility room. The kitchen enjoys a range of integrated appliances including a double oven, 4 ring electric hob, integrated dishwasher and fridge/freezer. On the first floor there are four double bedrooms (with 3 benefitting from wardrobes), plus an en suite shower room and a modern family bathroom.

Externally, this family home enjoys a good frontage being nicely set back from the no through lane. To the rear, is a fully enclosed west facing rear garden with an Indian sandstone patio sun terrace opening on to a well tended lawn with raised beds with mature shrubs and trees, a new timber shed, and a very useful gated side access. There is an integral single garage with light, power, an electric door and a personal door back into the utility, plus there is driveway parking for 2 cars and the front lawn.

#### **Situation**

The property is located along a popular road within short walking distance of the town centre, the excellent Wansdyke Primary School and Devizes Secondary School. It is also beautifully appointed for country walks down Drews Pond woodlands.

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, 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**

Local Authority: Wiltshire Council

Council Tax Band: E

All mains services connected including gas.



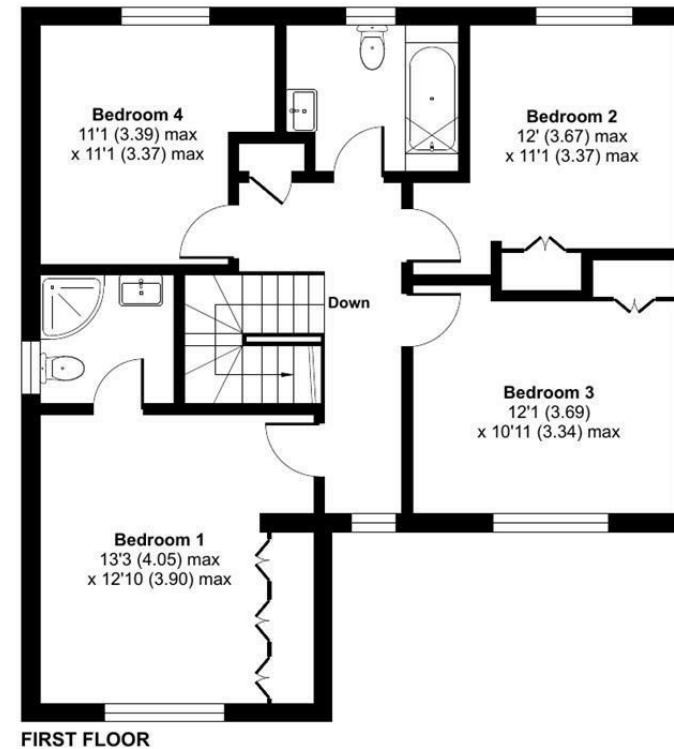
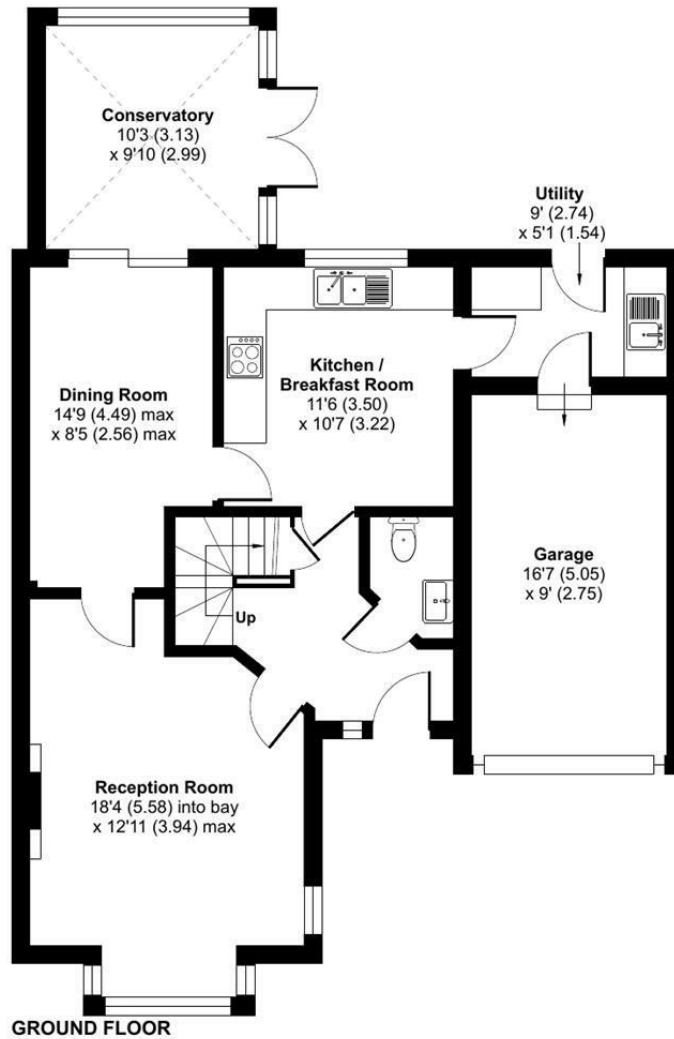
## Green Lane, Devizes, SN10

Approximate Area = 1476 sq ft / 137.1 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1625 sq ft / 150.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1258614

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.