



📍 46 Broadleas Park, Devizes, Wiltshire, SN10 5JA

🏠 Guide Price £425,000

A spacious 4-bedroom detached home situated on a good sized plot in a sought after location within Devizes. Offering spacious and well-presented internal accommodation.

- Spacious 4-bedroom detached home
- Substantial plot
- Large patioed garden area
- Further lawned garden area and front garden
- Garage and driveway parking
- Well-presented throughout
- Popular area of Devizes
- En-suite to principal bedroom

🏡 Freehold

🏠 EPC Rating C



This detached four-bedroom family home enjoys a peaceful position on the desirable south side of Devizes, tucked away within a well-established and highly regarded neighbourhood. The property sits on a generous corner plot with driveway parking, a garage, and mature gardens.

The ground floor accommodation includes a welcoming entrance hall with cloakroom, a spacious kitchen/breakfast room, and three versatile reception rooms including a study. The sitting room opens onto the rear garden via French doors, while the dining room connects directly to the conservatory, creating bright and flexible living spaces.

Upstairs, the principal bedroom benefits from built-in wardrobes and an en-suite shower room. There are three further bedrooms, all of good proportions, together with a modern family bathroom.

Externally, the rear garden is fully enclosed and well maintained, laid out with lawn and patio areas and featuring a greenhouse. To the front, a driveway provides parking for two vehicles, leading to the garage.

This is an excellent opportunity to acquire a well-located home in one of Devizes' most sought-after areas, with countryside walks close at hand and the town centre within easy reach.

Situation

Broadleas Park is an established and very sought after leafy close set within walking distance of the town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, good local 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

We are advised all mains services are connected.

Tenure: Freehold

Council tax band: E

EPC rating: C



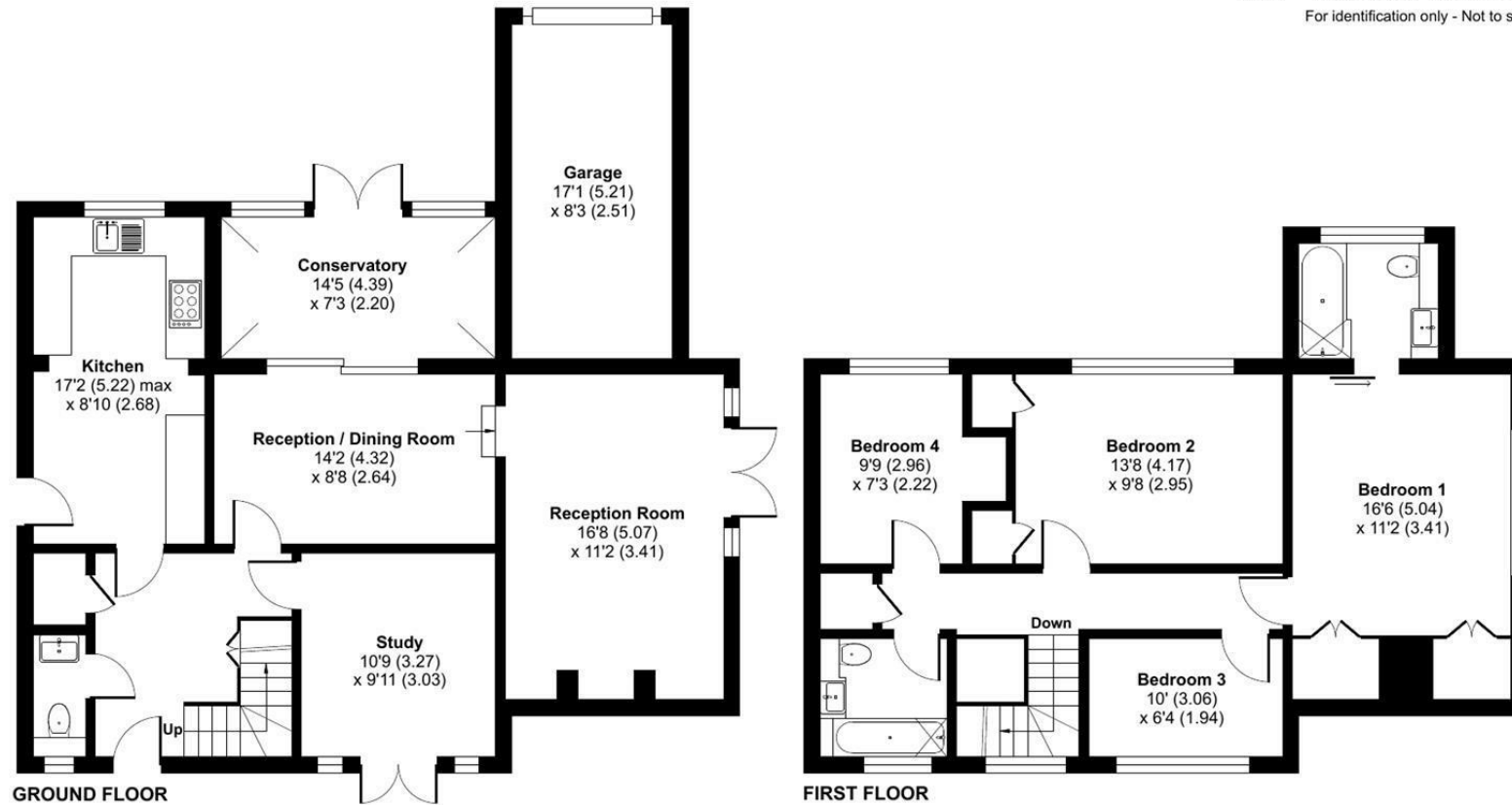
Broadleas Park, Devizes, SN10

Approximate Area = 1554 sq ft / 144.3 sq m

Garage = 141 sq ft / 13 sq m

Total = 1695 sq ft / 157.3 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). © nichecom 2025. Produced for Strakers. REF: 1350971

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