



⑨ 18 Corn Croft Lane, Devizes, Wiltshire, SN10 2FR

⌚ Offers In Excess Of £400,000

An immaculately presented 4-bedroom semi-detached home, set across 3-storeys with an excellent principal bedroom, thoughtfully designed extension and beautifully landscaped rear garden.

- 4-bedroom semi-detached townhouse
- Thoughtfully extended to the rear
- Landscaped rear garden
- Spacious principal bedroom with en-suite
- Vendors suited
- Driveway parking for 2 vehicles
- Single garage
- Large open plan kitchen/diner/family room

❖ Freehold

⑩ EPC Rating B



A beautifully presented family home, thoughtfully improved by the current owners and offered to the market with the vendors suited. The property enjoys a sought-after position within this popular residential area, benefitting from driveway parking for two vehicles, a single garage, and a landscaped rear garden.

On the ground floor, the accommodation includes a welcoming sitting room to the front, a modern kitchen opening through to the dining room, and a superb garden room extension at the rear – a versatile space ideal for family living and entertaining. A useful cloakroom completes the ground floor.

The first floor offers three well-proportioned bedrooms and a family bathroom, while the top floor is arranged as a generous principal bedroom with en-suite facilities.

Externally, the rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor space, perfect for relaxation and entertaining. To the front, the property benefits from driveway parking for two cars alongside a single garage.

Corn Croft Lane is a desirable location within Devizes, with convenient access to local schools, amenities, and the town centre, whilst also being within easy reach of countryside walks.

#### **Situation**

The property is set on the edge of Devizes with easy access to Marlborough and Swindon. The property falls under the catchment for the very popular primary school of Bishops Cannings which makes this an ideal area for young families. 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**

We are advised all mains services are connected.

Agents note: Whilst every care has been taken to ensure accuracy, the floor plan is provided for illustrative purposes only. Measurements, doors, windows, and room layouts are approximate, and prospective purchasers are advised to take their own measurements to satisfy themselves of the property's suitability.

Agents note: We are advised there is a management charge for the development of £260 p.a

Tenure: Freehold

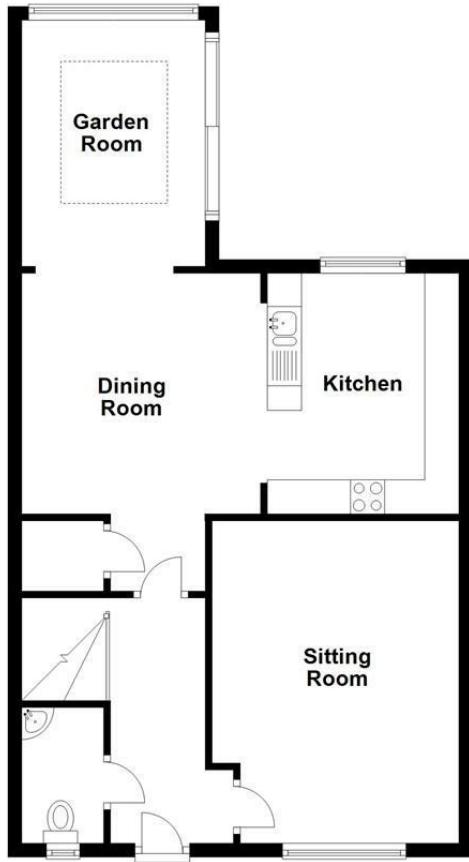
Council tax band: D

EPC rating: B



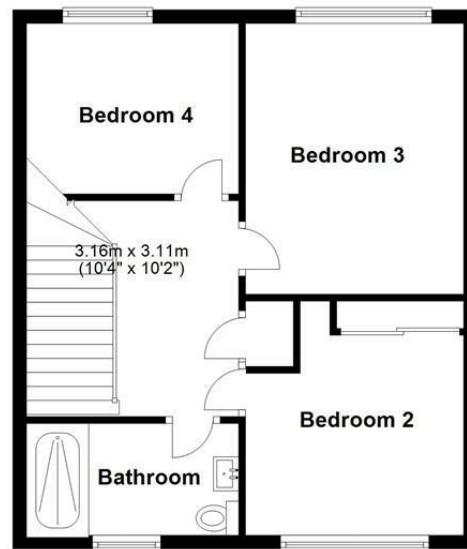
### Ground Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



### First Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



### Second Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 150.0 sq. metres (1615.1 sq. feet)

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 firms 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.