

# CAULFIELDS

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## RESIDENTIAL SALES



8 Hodge Close, Devizes, SN10 3RU

Guide Price £270,000



A well presented family home, occupying a generous sized corner plot, with a pleasant outlook over a communal green. Tucked away, offering a good degree of privacy, within walking distance from town, the Kennet & Avon Canal, and the nearby countryside.

The accommodation on the ground floor comprises an entrance porch, a hallway featuring useful storage space & stairs rising to the first floor, a lovely sitting room, a practical 22ft kitchen/diner, and a large conservatory with two sets of French doors leading out to the rear garden. Upstairs, there is one double bedroom, accompanied by two single bedrooms, a modern bathroom with a shower over the bath, and a separate toilet.

Outside, there is a small front garden with a secure gate leading to a large open space at the side of the house, mostly laid to patio, featuring a good size timber gazebo, alongside an artificial lawn used as a play area. The garden wraps around to the rear of the house, mainly laid to lawn, also featuring a brick-built outbuilding with light & power, and a smart timber garden shed. At the rear of the property there are two tandem car parking spaces, which can also be accessed via a gate from the rear garden.

- Freehold Semi-Detached House
- Short Walk to Nursteed School
- 22ft Kitchen/Diner & Large Conservatory
- Gas Fired Central Heating System
- Tandem Parking for Two Cars
- Walking Distance from Amenities
- One Double & Two Single Bedrooms
- UPVC Double Glazed Windows
- Generous & Private Corner Plot
- Pleasant Outlook Over Green



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