

# CAULFIELDS

## RESIDENTIAL SALES



72 Spitalcroft Road, Devizes, SN10 3FL

Guide Price £279,950



A modern three bedroom semi-detached home featuring a kitchen / diner, a study, a downstairs toilet, a main bedroom with en-suite, front & rear gardens, and an allocated car parking space. Conveniently situated within walking distance of the picturesque marketplace of Devizes, the nearby Kennet & Avon Canal, and the beautiful Wiltshire countryside.

The accommodation on the ground floor comprises a central entrance hall with stairs rising to the first floor and doors leading to; a downstairs toilet, a study to the front, a kitchen / diner with French doors leading out to the rear garden, and a dual aspect sitting room. Upstairs, there are three bedrooms and a bathroom with a shower over the bath. The main bedroom features an en-suite shower room.

Outside, the front garden is mainly laid to lawn, enclosed by a hedgerow, with a pathway leading to the front door. The enclosed rear garden features a patio area, a lawn, and some bespoke timber storage units. There is also a rear garden gate which leads to the allocated car parking space for the property. Internal viewings are by appointment only with Caulfields.

- Freehold Semi-Detached House
- Three Bedrooms, En-Suite, & Bathroom
- Entrance Hallway & Downstairs Toilet
- Gas Fired Central Heating System (new boiler in 2023)
- Enclosed Front & Rear Gardens
- Walk to Town, Canal, & Countryside
- Kitchen/Diner, Sitting Room, & Study
- UPVC Double Glazed Windows
- Highly Energy Efficient Property
- Allocated Car Parking Space

