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22 Cranesbill Road, Devizes, Wiltshire, SN10 2TJ

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22 Cranesbill Road, Devizes, Wiltshire, SN10 2TJ

Guide Price £495,000

A wonderful 4 bedroom detached property located in a popular cul de sac on the edge of town, with a spacious layout, a double garage and attractive landscaped gardens.

- Delightful Detached Family Home
- Beautiful Landscaped Gardens
- Four Bedrooms
- Refitted En Suite & A Modern Family Bathroom
- Two Reception Rooms
- Kitchen With Separate Utility Room
- Double Garage
- Ample Driveway Parking
- Close To The Kennet & Avon Canal
- Solar Panels

Freehold

EPC Rating B

A well appointed detached family home, presented in good order throughout and with charming front and rear gardens. The property is located conveniently close to the famous Kennet and Avon Canal and open countryside

Internally, a welcoming hallway with downstairs cloakroom, has doors opening off to two reception rooms/ The light and airy 23ft dual aspect sitting room has a feature bay window and bi-folding doors leading out to the garden. From the sitting room, glazed double doors opens through to a separate dining room. There is a modern fitted kitchen as well as a useful utility room. Upstairs, the impressive principal bedroom benefits from a walk-through dressing area and a stylish refitted en-suite shower room. There are three further well-proportioned bedrooms, one of which includes fitted wardrobes, together with a modern family bathroom featuring a spa bath with shower over.

Outside, the property enjoys a double garage and a block-paved driveway providing off-road parking for several vehicles. The home also benefits from owned solar panels, helping to significantly reduce household energy costs, along with an electric vehicle charging point.

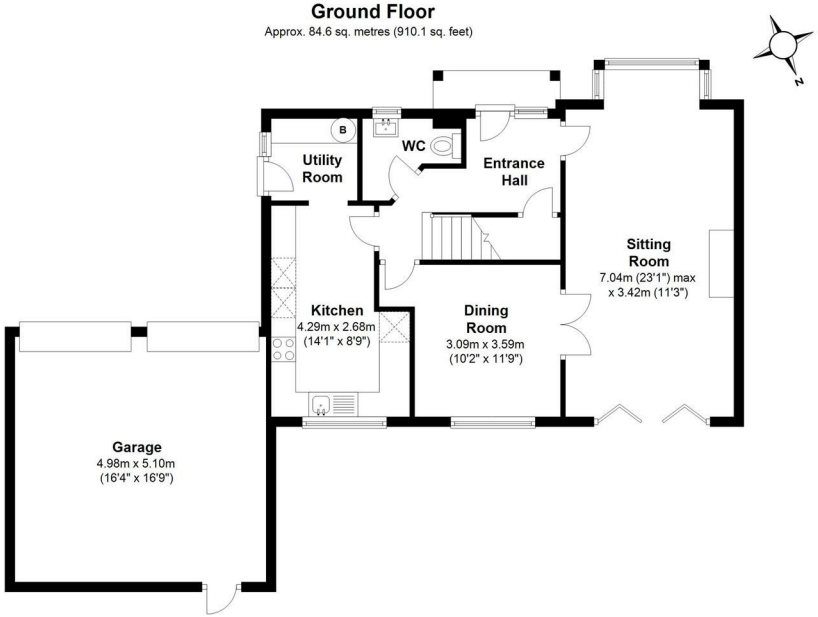
The front garden is beautifully planted with colourful mature borders, creating an attractive and private outlook. To the rear, the generous landscaped garden has been thoughtfully designed to include well-maintained lawns, an Indian sandstone sun terrace, and an abundance of established shrubs, flower beds, and borders, providing a wonderful setting for outdoor living and family enjoyment.

Situation
The property is well situated being just a stone's throw from the canal tow path. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. There are good schools for all ages in town. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Property Information
Services: All mains services are connected at the property. In addition, solar panels on the roof (owned outright) help reduce utility bills and there is an EV charging point by the double garage.
Council Tax: Band E
Broadband Speed: 146.5 Mbps download / 28.8 Mbps upload.
Agents Note: the spa bath and sitting room fire are not in currently in use.

Ground Floor

Approx. 84.6 sq. metres (910.1 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.1 sq. feet)

Total area: approx. 142.9 sq. metres (1538.2 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.

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