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47 Erghum Lane, Devizes, Wiltshire, SN10 2GT

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47 Erghum Lane, Devizes, Wiltshire, SN10 2GT

Guide Price £548,800

A truly exceptional four bedroom detached family home situated in a highly sought after location of Devizes. An early viewing is highly recommended to appreciate this beautiful home.

- Beautiful Four Double Bedrooms Detached Family Home
- Immaculately Presented Throughout
- Superb 24ft Open Plan Kitchen / Dining Room
- Triple Aspect Sitting Room
- Separate Study/Playroom
- Modern Bathroom & En Suite Shower Room
- Double Garage & Driveway Parking
- Delightful Rear Garden
- Canalside Walks On The Doorstep
- Bishops Cannings Primary School Catchment

Freehold

EPC Rating B









An immaculately presented four double bedroom family home with excellent reception space, situated on a good sized corner plot in this highly sought after development close to the Kennet and Avon canal and open country walks. An early viewing is strongly recommended.

Inside, a welcoming hallway has a downstairs cloakroom as well as useful storage cupboards. There is a spacious triple aspect sitting room with French doors out to the garden, and a flexible study/playroom, well suited to home working or family use. An impressive 24ft long dual aspect kitchen/dining room has a feature bay window, beautiful quartz worktops and wood effect flooring. The well equipped kitchen has integrated appliances including a wine chiller, double oven, and 5 ring gas hob. A separate utility room (also with quartz worktops) completes the ground floor layout. On the first floor there are 4 stylishly presented bedrooms, 2 with fitted wardrobes, with the generous principal bedroom enjoying an en suite shower room. The modern family bathroom boasts a shower as well as a bath and has tiled flooring and part tiled walls.

Outside: The lovely landscaped and partly walled rear garden enjoys complete privacy. There is a beautiful extended patio seating area which opens on to a lawn, bordered by mature shrubs and colourful plants. The adjacent detached double garage has light and power and the driveway provides off road parking for several cars.

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, with countryside and the canal right on the doorstep too.

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
Council Tax: Band F
Services: All mains services connected
Agents note: There is an annual estate charge - £247.65 per annum.

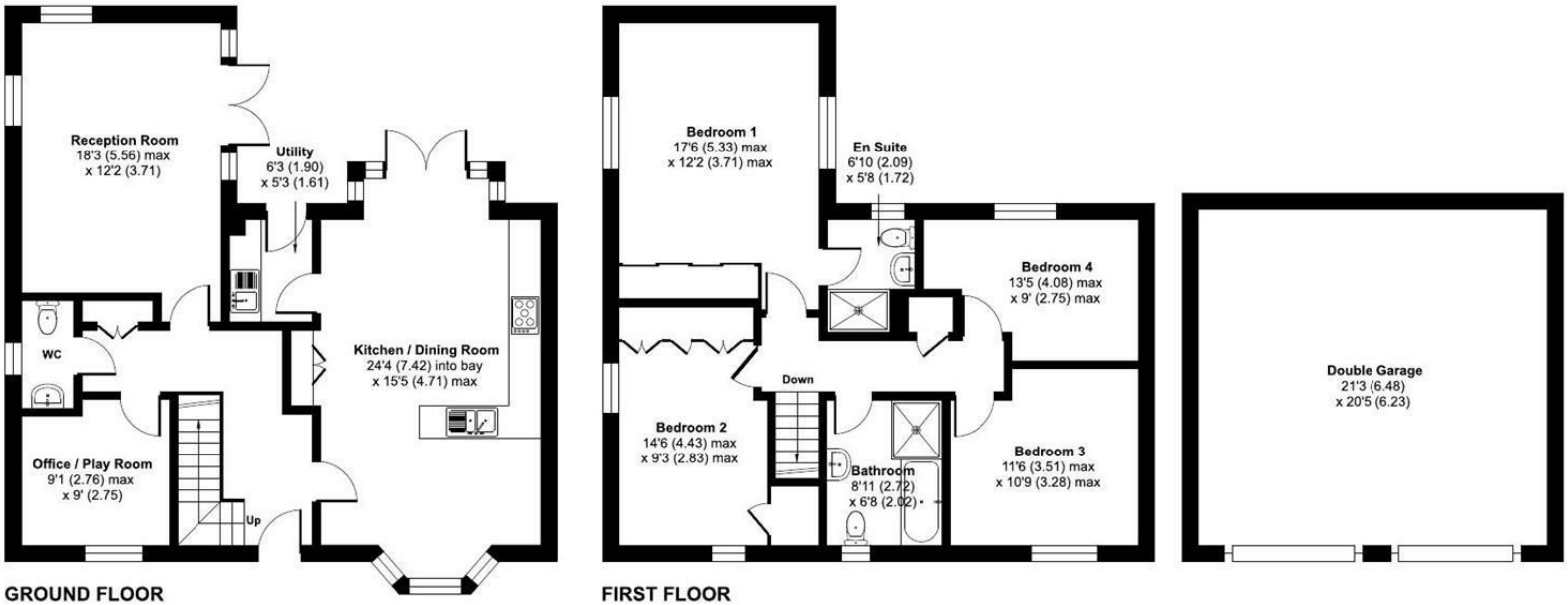






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Approximate Area = 1577 sq ft / 146.5 sq m
Garage = 435 sq ft / 40.4 sq m
Total = 2012 sq ft / 186.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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