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44 Green Lane, Devizes, Wiltshire, SN10 5BX

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Guide Price £299,950

A well appointed modern family home, in good decorative order throughout, ideally placed for the town's numerous amenities as well as country walks down Drews Pond woodlands.

- Well Presented Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom & En Suite Shower Room
- Enclosed Rear Garden
- Carport/Garage
- Parking
- Walking Distance Of Town & Open Countryside
- No Onward Chain

Freehold

EPC Rating C









Offered with no onward chain- a well proportioned 3 bedroom attached family home (1028 sqft) that is pleasantly situated in a popular residential location within walking distance of the town centre and also the fabulous Drews Pond woods.

This smartly presented property has a welcoming entrance hall with downstairs cloakroom, opening off to a light and airy sitting room with a feature bay window, gas fire and French doors to the rear garden. There is a separate dining room which has an opening into the modern kitchen with a good range of fitted units and integrated appliances including an oven and 4 ring gas hob. On the first floor there are 3 bedrooms (with an en suite shower room to the principal bedroom), plus a modern family bathroom. The spacious landing area has been utilised as a study area previously.

Externally, this family home enjoys a good frontage being nicely set back from the 'no through' lane with a lawn and mature hedging and shrubbery. To the rear, is a fully enclosed private garden with an patio sun terrace opening on to a further hard landscaped area with raised beds, mature shrubs and trees. There is an integral single garage/carport with light, power, and an electric up and over door, plus there is driveway parking for one vehicle.

Situation
The property is located along a popular road within short walking distance of the town centre, the excellent Wansdyke Primary School and Devizes Secondary School. It is also beautifully appointed for country walks down Drews Pond woodlands.

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
Local Authority: Wiltshire Council
Council Tax Band: D
All mains services are connected including gas.



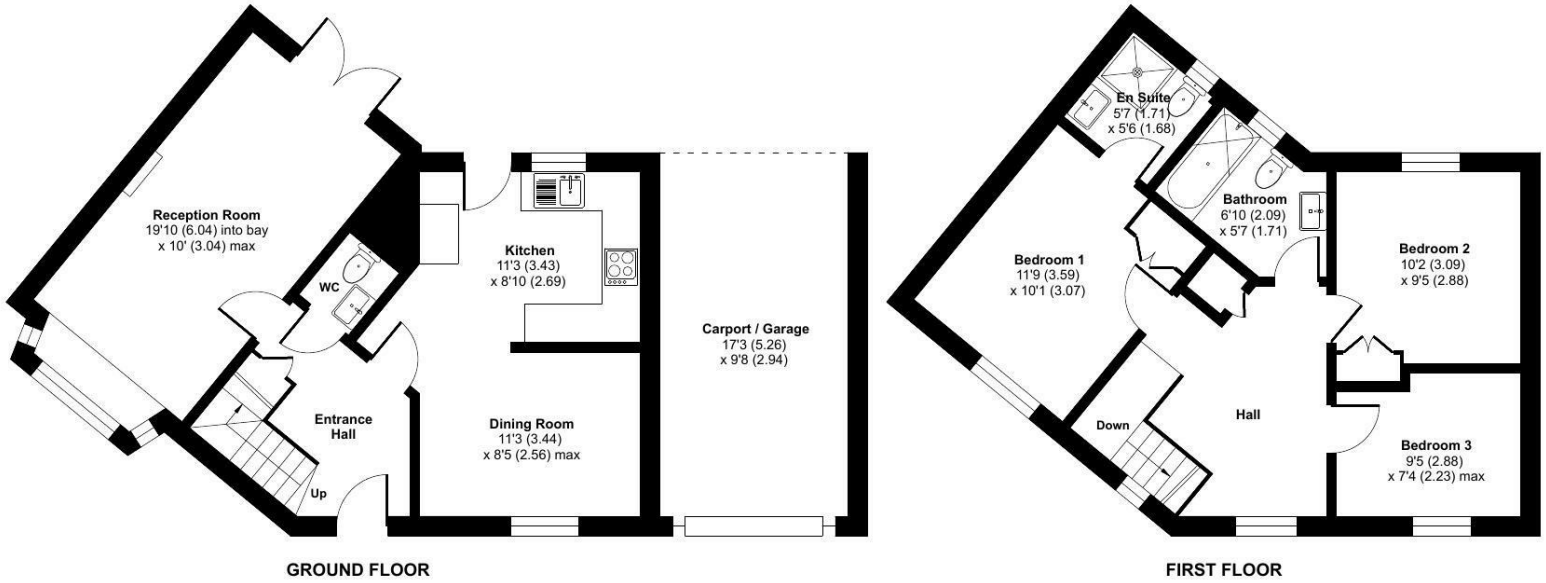




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Approximate Area = 1028 sq ft / 95.5 sq m (excludes carport / garage)

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. Produced for Strakers. REF: 1514886

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