



📍 4 Wood Leaze, Devizes, Wiltshire, SN10 2FW

🏠 £550,000

An impressive 5 bedroom detached family home with over 2000 ft sq of accommodation and an additional double garage with studio above.

- Impressive detached family home
- Flexible accommodation throughout
- No onward chain
- Five double bedrooms
- En-suite and dressing area to principal bedroom
- Impressive kitchen/breakfast room
- Double garage with studio above
- Sought after residential location

🏡 Freehold

🏠 EPC Rating C



An impressive and substantial five double bedroom detached family home, extending to over 2,000 sq ft and occupying a desirable position on the sought-after Willowbrook development. Built by Redrow Homes, this beautifully proportioned home offers versatile accommodation ideally suited to modern family living, with the added benefit of a detached double garage incorporating a superb office/games room above.

The accommodation is arranged over three floors and begins with a welcoming entrance hall providing access to a cloakroom, a separate dining room, and a generous sitting room. Undoubtedly the heart of the home is the spacious open-plan kitchen, dining and family room, fitted with a stylish range of units and integrated appliances, creating an ideal space for both everyday living and entertaining. A separate utility room completes the ground floor accommodation.

The first floor offers three double bedrooms, including an impressive principal suite featuring a walk-in dressing room and contemporary en-suite shower room. A further shower room serves the remaining bedrooms on this floor, while a separate study provides an ideal work-from-home space. On the second floor are two additional double bedrooms and a family bathroom, creating a flexible layout suitable for larger families or visiting guests.

Externally, the property enjoys open views to the front, whilst to the side there is ample driveway parking leading to the detached double garage. Above the garage is a highly versatile office/games room complete with cloakroom and sink facilities, offering excellent potential for those working from home or seeking additional recreational space. The west-facing rear garden has been thoughtfully arranged with a large decked terrace, patio seating area and lawn, providing an excellent setting for outdoor entertaining and family enjoyment. There are solar PV panels and EV charger connected at the home.

#### **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. 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, 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**

We are advised all mains services are connected. Solar PV panels and electric EV charger are connected.

Tenure: Freehold

Agents note: There is an estate charge of £12 per month.

EPC rating: C

Council tax band: F



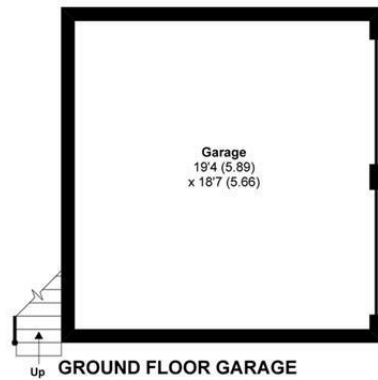
## Wood Leaze, Devizes, SN10

Approximate Area = 2623 sq ft / 243.7 sq m (includes garage)

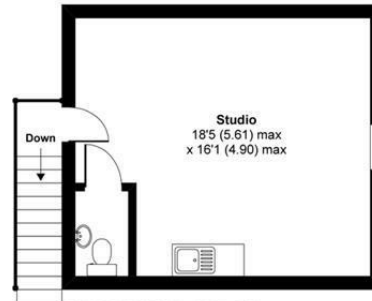
Limited Use Area(s) = 85 sq ft / 7.9 sq m

Total = 2708 sq ft / 251.6 sq m

For identification only - Not to scale

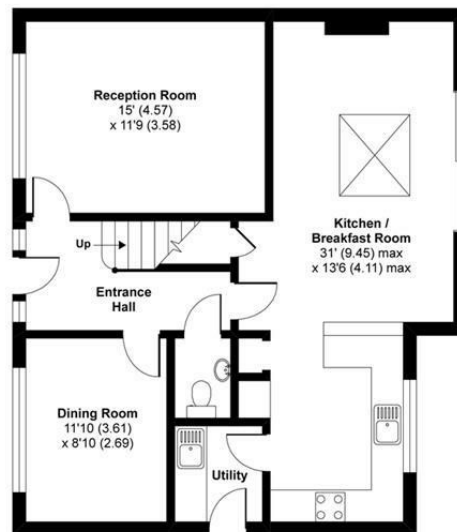


GROUND FLOOR GARAGE

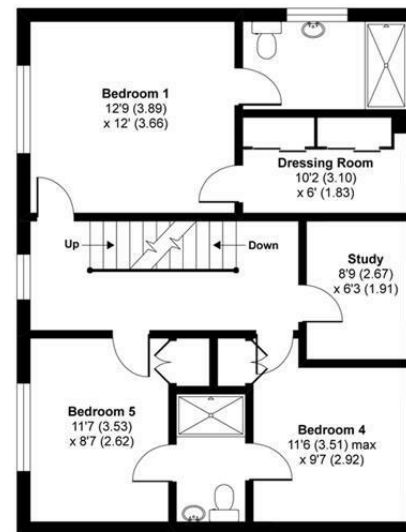


FIRST FLOOR GARAGE

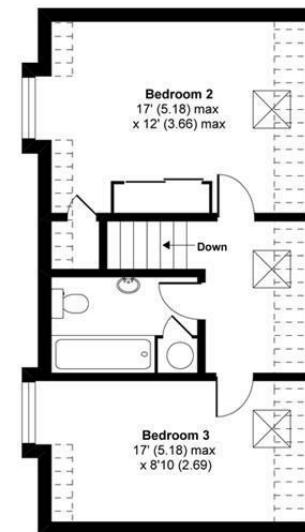
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.  
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