



**Paradise Lane, Rowde, Devizes SN10 2NN**

## Welcome to

### Paradise Lane, Rowde, Devizes

Charming two-bed link-detached home in a quiet village setting close to countryside walks. Features a new kitchen, modern bathroom, master en-suite and a versatile garden office. The spacious, mature rear garden offers superb privacy—ideal for relaxing or entertaining.

#### Sitting Room

14' 3" x 13' 2" ( 4.34m x 4.01m )

Entrance to this stunning village family home is via the front door leading into the lounge which has a Bay window to the front aspect, ample space for lounge furniture, fireplace with shelving to either side and wooden flooring.

#### Kitchen

10' 5" x 7' 4" ( 3.17m x 2.24m )

Kitchen comprising a range of wall and base units with work surfaces over, double sink with mixer tap, integrated appliances including dishwasher, oven and microwave, ceramic hob with extractor fan over. Window to the side aspect, door to the garden, stairs to the first floor, access to dining room/bedroom and lino flooring.

#### Dining Room / Bedroom

11' 5" x 11' 2" ( 3.48m x 3.40m )

Currently being used as a bedroom by the current vendor this spacious versatile room could be a dining room or playroom with a window to the side aspect, tiled flooring and a radiator.

#### Inner Hall

There is a cupboard housing the washing machine and dryer, door to the garden, access to the family bathroom and tiled flooring.

#### Bathroom

11' 1" x 4' 2" ( 3.38m x 1.27m )

Fully tiled family bathroom comprising a low level w/c, wash hand basin and 'P' shaped bath with shower over. Obscure window to the rear aspect, ladder style heated towel rail and tiled flooring.

#### Landing

#### Bedroom One

11' 5" x 10' 9" ( 3.48m x 3.28m )

Spacious master suite with a window to the front aspect, built in wardrobes with sliding mirrored doors, further storage space, access to en-suite and a radiator.

#### En-Suite

2' 9" x 10' 3" ( 0.84m x 3.12m )

En-suite comprising a low level w/c, vanity wash hand basin with mixer tap, walk in shower cubicle and tiled flooring.

#### Bedroom Two

10' 4" x 8' 6" ( 3.15m x 2.59m )

Another good sized bedroom with a window to the side aspect, storage cupboard, eaves storage and a radiator.





### **Rear Garden**

The rear garden is mainly laid to lawn, complemented by a covered patio area—perfect for al fresco dining and entertaining. Adding a unique touch, the vendor has created a bespoke bar area, making this outdoor space ideal for relaxing or hosting gatherings in style.

### **Garden Office**

18' 3" x 14' 4" ( 5.56m x 4.37m )

This spacious garden room offers exceptional versatility, making it ideal for a home office, studio, gym, or relaxing retreat. With ample natural light and a serene outlook, it's the perfect extension of your living space—designed for work, leisure, or creative pursuits.



***view this property online*** [allenandharris.co.uk/Property/DVZ106983](https://www.allenandharris.co.uk/Property/DVZ106983)



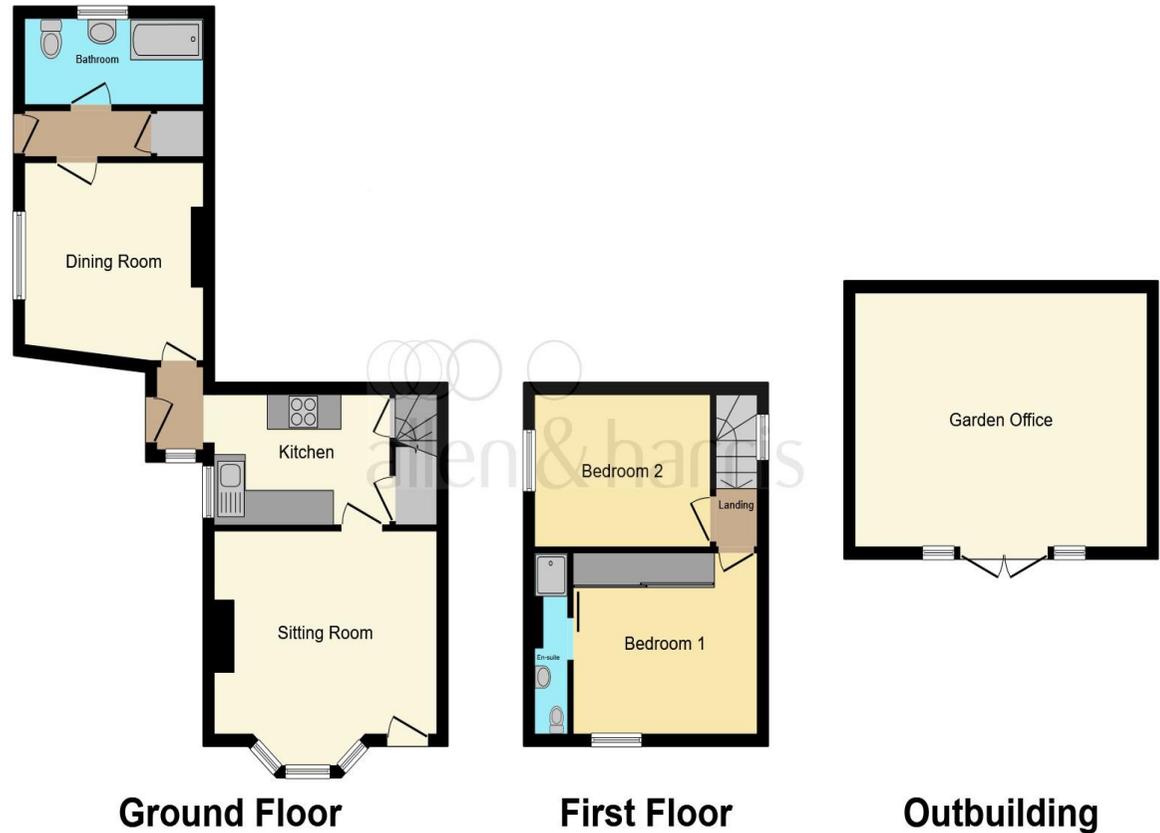
## Welcome to

### Paradise Lane, Rowde Devizes

- Sought After Village Location
- Updated by Current Vendor
- En-Suite to Master
- Mature Rear Garden with Garden Office
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

# £350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

[view this property online](http://allenandharris.co.uk/Property/DVZ106983) [allenandharris.co.uk/Property/DVZ106983](http://allenandharris.co.uk/Property/DVZ106983)



Property Ref:  
DVZ106983 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



[allenandharris.co.uk](http://allenandharris.co.uk)