



45 The Crescent, Pewsey

Guide Price **£235,000**

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45 The Crescent

Pewsey

Tucked away in the ever-popular village of Pewsey, this well-proportioned three-bedroom semi-detached family home offers generous and versatile accommodation and presents an excellent opportunity for modernisation. The property has been extended, creating a flexible layout well suited to family living. Set back from the road, the house enjoys a rendered frontage, a substantial front lawn, and driveway parking for two vehicles, with further potential to extend the parking area if desired.

Upon entering, the property is arranged with two well-sized reception rooms. To the right is a dual-aspect sitting room, enhanced by a feature fireplace. To the left is the dual-aspect kitchen/dining room, fitted with a range of wooden wall and base units and enjoying views over the rear garden.

From the kitchen/dining room, a door leads through to a practical utility room and a ground floor shower room, completing the downstairs accommodation. The home also benefits from a newly installed boiler. There are three useful built-in storage cupboards, offering excellent practicality and flexibility of use.



To the first floor, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes and additional storage. A family bathroom serves this level, and a generously sized loft—partially boarded and fitted with lighting—provides excellent further storage potential.

Externally, the property is approached via a paved driveway with a lawned area to the side, offering ample off-road parking and gated side access to the rear. The west-facing rear garden is a particularly attractive feature, predominantly laid to lawn with a patio area. Enclosed by mature conifer hedging, the garden enjoys a good degree of privacy.

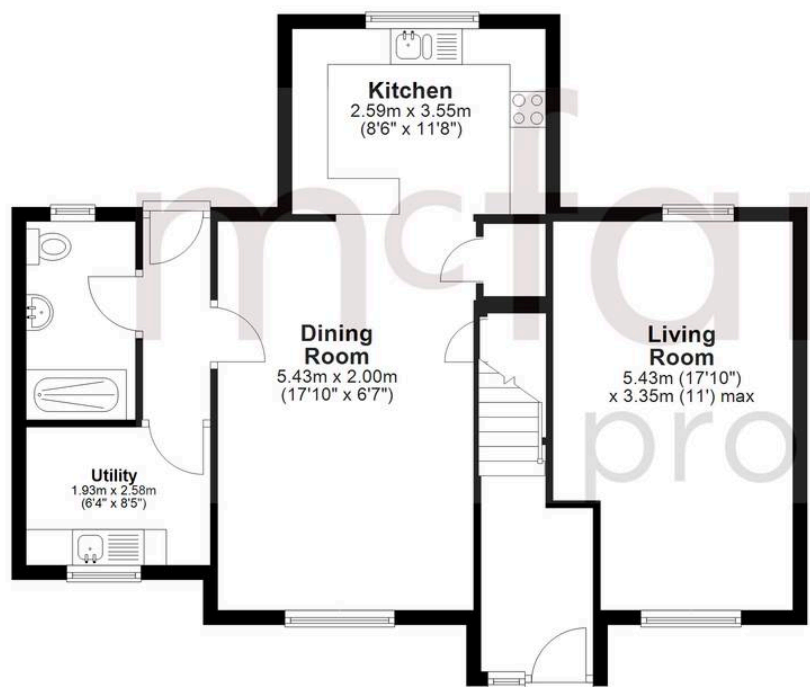
This is a superb opportunity to acquire a spacious home in a sought-after village setting, offering excellent potential to update and personalise to taste.

- Three bedroom semi-detached family home
- Two spacious reception rooms
- Kitchen/dining room plus separate utility room and ground floor shower room
- Generous west-facing rear garden
- Driveway parking for two vehicles with potential to extend
- Sought-after village location close to local amenities and railway links



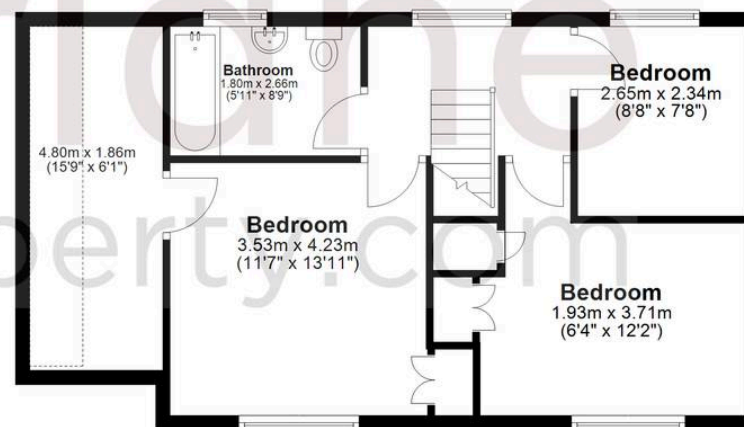
Ground Floor

Approx. 67.4 sq. metres (725.9 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

McFarlane Sales & Lettings

McFarlane Sales & Letting, 106 High Street - SN8 1LT

01672 514380 • marlborough@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

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