



📍 31 Caird Lawns, Devizes, Wiltshire, SN10 3EB

🏠 Guide Price £525,000

An exceptionally well presented and very stylish 5 bedroom chalet style detached home with a lovely private garden., a garage and ample parking.

- Extended Detached Chalet Style Home
- 5 Bedrooms
- Refitted Family Bathroom & Stylish En Suite Shower Room
- 22ft Dual Aspect Kitchen/Dining Room With Bifolds
- 21ft Sitting Room
- Separate Utility & Cloakroom
- Generous South Westerly Facing Garden
- Garage & Parking For 4-5 Cars
- Walking Distance Of Town & Amenities
- Close To Schools

🏠 Freehold

🏠 EPC Rating C



A most impressive detached family home that has been beautifully renovated and greatly extended to the side and rear. Located in a popular cul de sac on the edge of town that is within easy strolling distance of both the town and local schools, this spacious home boasts a flexible layout and wonderfully light rooms., alongside southwest facing garden.

Internally, a welcoming entrance hall with large polished floor tiles, opens off to a useful utility room and downstairs cloakroom. An incredibly spacious 22ft x 19ft 'L' shaped open plan kitchen/dining room the real heart of this home, and is bathed in natural light from the dual aspect windows and bi-folding doors on to the rear patio. The kitchen has a good number of fitted units plus it is particularly well equipped with a range of quality integrated appliances including an induction Range style cooker, dishwasher and fridge freezer. Glass panelled double doors from the kitchen lead into a good sized sitting room with a feature limestone fireplace with a recently installed log burner. Completing the ground floor is a double bedroom that could also be a family room or office if preferred. On the first floor, there are four more generous bedrooms complemented by a stylish refitted en suite shower room to the main bedroom and a contemporary family bathroom (both of which are tiled from floor to ceiling).

Outside, there is a driveway parking for 4-5 cars (with an extra space added recently) as well as an oversized integral garage with light, power and a personal door to the rear. This could be converted into additional accommodation if one required. Side gates lead around to the fully enclosed and very private garden that features an extended patio sun terrace (ideal for summer outdoor eating and entertaining). This opens onto a well kept lawn with borders, 5 cherry blossom trees, a 12ft x 8ft shed with double doors plus a 16ft x 8ft Dutch barn style office/studio. The plot sits in just under 0.14 of an acre.

Situation

This wonderful chalet bungalow is located in a tucked away setting within this popular cul de sac, in a most convenient position that is within easy walking distance of the town. 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

Council Tax: Band C

Services: All mains services are connected. In the 11 years of ownership the current owners have had a complete electrical rewire, new plumbing, a new combination boiler (201), electronic water softener, new kitchen and bathrooms added, replacement windows, bifold doors, front door,, and installed a log burner by Chivers of Devizes (with 8 year warranty remaining).



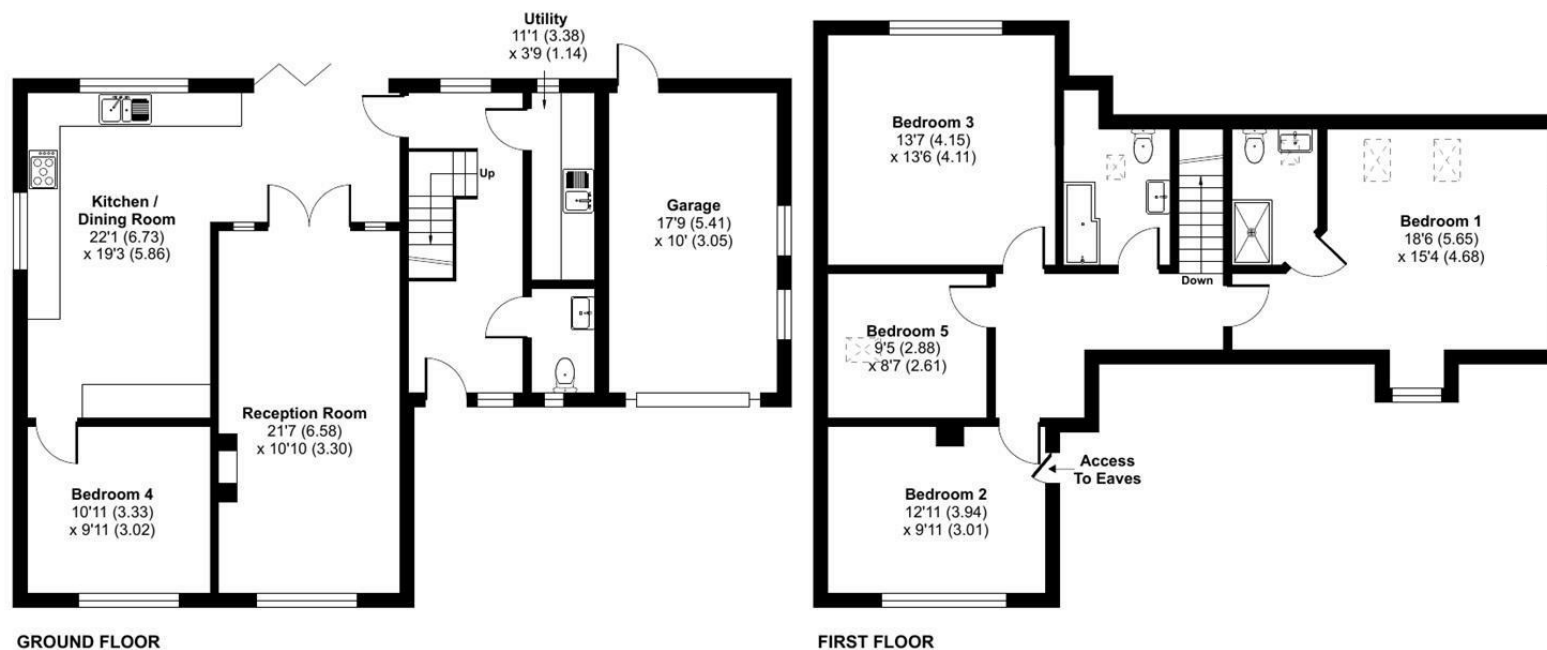
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Approximate Area = 1700 sq ft / 158 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1878 sq ft / 174.4 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). © nitchecom 2025. Produced for Strakers. REF: 1289536

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