





📍 Badgers Path, 4 Southgate Close, Devizes, Wiltshire, SN10 5AQ

🏠 Guide Price £499,950

A superbly presented 4 bedroom family home, located in a prime residential area of Devizes, with an absolutely delightful large rear garden.

- Exceptional Family Home
- Highly Sought After Part Of Town
- Immaculate Presentation
- 4 Good Sized Bedrooms
- 3 Reception Rooms + A Conservatory
- Stylish Kitchen With Range Style Cooker
- 2 Modern Bathrooms
- Stunning Garden
- Garage & Parking
- Close To Town & Amenities

🏠 Freehold

🏠 EPC Rating D





Ideally placed within easy walking distance of the town and schools, this stunning 1950s family home is set on the much favoured south side of Devizes in a prime residential area, in an exclusive close of just 8 properties. Built by local expert builders at the time 'Rendells,' the property offers a generous layout (over 1700sqft) combined with an impressive rear garden. Offered with no onward chain.

Internally, the house is light and airy, and it is evident that it has been lovingly maintained and improved by the current owners. An entrance hall with Artisans slate tiled flooring leads off to a beautiful 21ft open plan refitted kitchen/breakfast room with granite worktops and a 'Stoves' range style cooker. The breakfast room has a log-effect gas stove and leads into a separate dining room which has a fine leafy outlook down the garden. The elegant sitting room has bespoke cupboards and shelving to either side of the attractive open fireplace with a pretty tiled surround. Set off the sitting room is a splendid conservatory with Artisans slate floor tiles. A covered side passageway from then kitchen links to the garage, a modern cloakroom and a useful utility room. On the first floor, there are two double bedrooms, a single bedroom / office and smart modern family bathroom. The main bedroom has ample fitted wardrobes and its own stylish updated en-suite shower room with a double width shower. From the landing stairs ascend to a 3rd double bedroom with Velux skylight and eaves storage.

Outside, there is driveway parking for several vehicles, a single garage and a lawned front garden with a colourful border. To the rear, the beautifully maintained west facing garden is a real delight! The extensive lawns are nicely complemented by well stocked borders, seasonal shrubs and an extended very private patio sun terrace. There is also a greenhouse and shed at the far end of the garden.

#### **Situation**

Screened by mature foliage, the property offers conditions of privacy and yet it is a only a five-minute walk from shops, restaurants and the local primary and secondary schools. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel within walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### **Property Information**

Council Tax: Band E

Services: All mains services are connected



## Southgate Close, Devizes, SN10

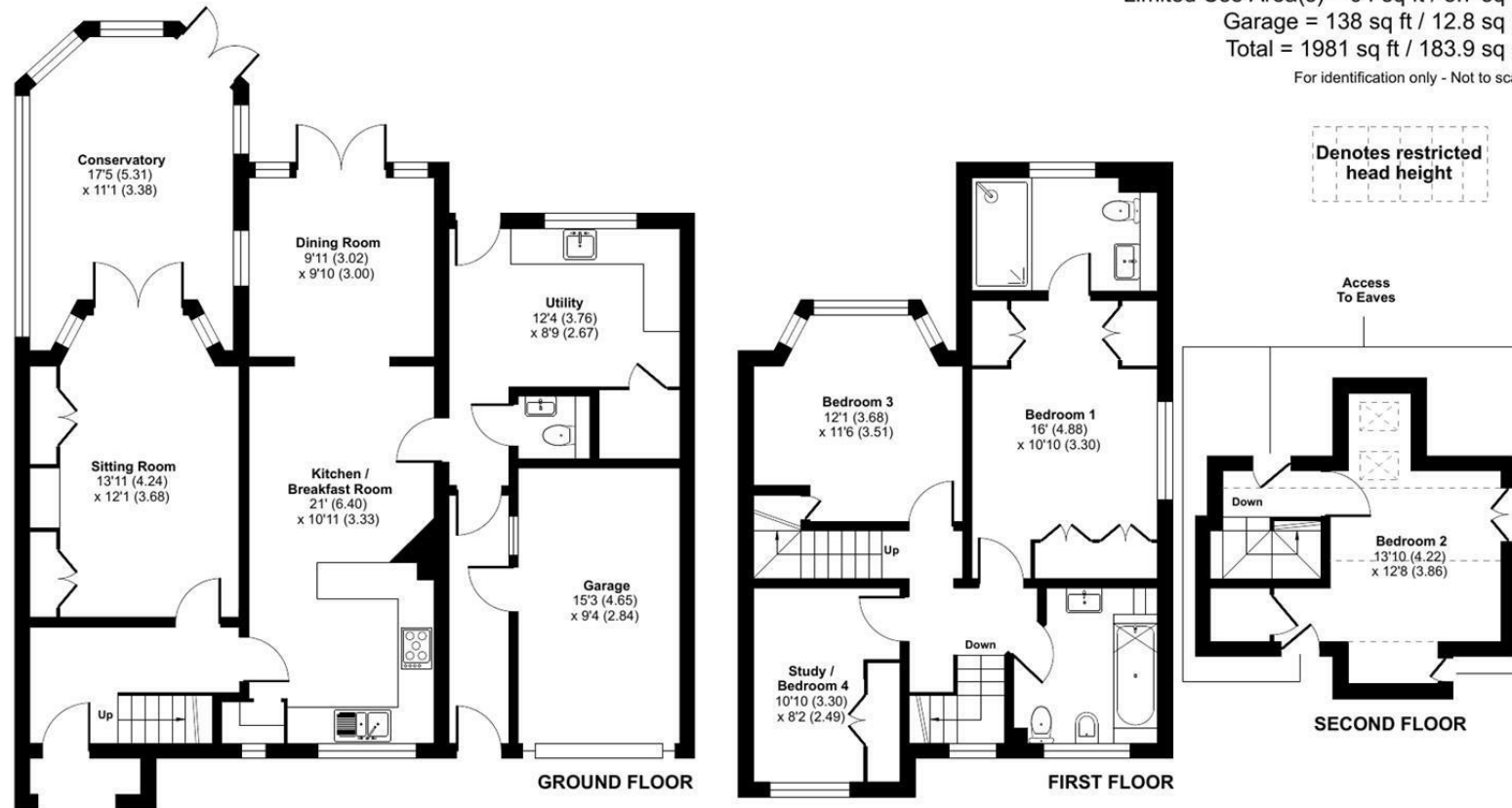
Approximate Area = 1749 sq ft / 162.4 sq m

Limited Use Area(s) = 94 sq ft / 8.7 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1981 sq ft / 183.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1151604

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