



📍 25 Broadleas Crescent, Devizes, Wiltshire, SN10 5DH

🏠 Guide Price £450,000

A wonderfully presented and recently extended 4-bedroom semi-detached home in a sought after location, just a short stroll from Devizes town centre.

- 4-bedrooms
- Semi-detached home
- Sought after location on south side of town
- Recently extended
- Well-proportioned accommodation throughout
- Immaculately presented
- Garage and driveway parking
- Large south facing private rear garden
- En-suite and dressing room to principal bedroom
- Staircase in situ to loft space

🏡 Freehold

🏠 EPC Rating C



A spacious and well-laid-out four-bedroom semi-detached home offering approximately 1,750 sq ft of internal accommodation (excluding large garage), thoughtfully extended and set within a popular residential area on the south side of Devizes. This property offers excellent proportions throughout and a versatile layout ideal for growing families or those looking to upsize.

A large entrance hallway leads into the ground floor which centres around a large kitchen/dining room fitted with integral dishwasher, gas ring hob, double oven/grill and ample storage/workspace. The kitchen leads seamlessly into a bright garden room with views over the south-facing rear garden. A generous reception room with log-burning stove, provides a second entertaining or relaxing space, while a separate utility room (with access to the garage) and downstairs W/C add practicality.

Upstairs, the home features four comfortable bedrooms. The principal suite includes a modern en-suite bathroom and a walk-in dressing room, while the remaining bedrooms are served by a stylish family bathroom. The layout offers flexibility for homeworking or guest accommodation if required.

Externally, the property enjoys a generously-sized rear garden benefitting from a sunny southerly aspect, perfect for outdoor dining or family use. A 30' garage and driveway parking complete the package, offering excellent storage and workshop potential.

Broadleas Crescent is well-positioned for access to local amenities, schools, and green spaces, making it a highly attractive option for those seeking a long-term family home.

Situation

The property is located within a much sought after area of Devizes on the south side of the town within easy walking distance of the town centre and the wonderful Hillworth Park. This historic market town has many amenities including town centre shopping, a leisure centre, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. Private local schools in the locality include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

Property information

We are advised all mains services are connected.

Freehold: Tenure

Council tax band: D

EPC rating: C



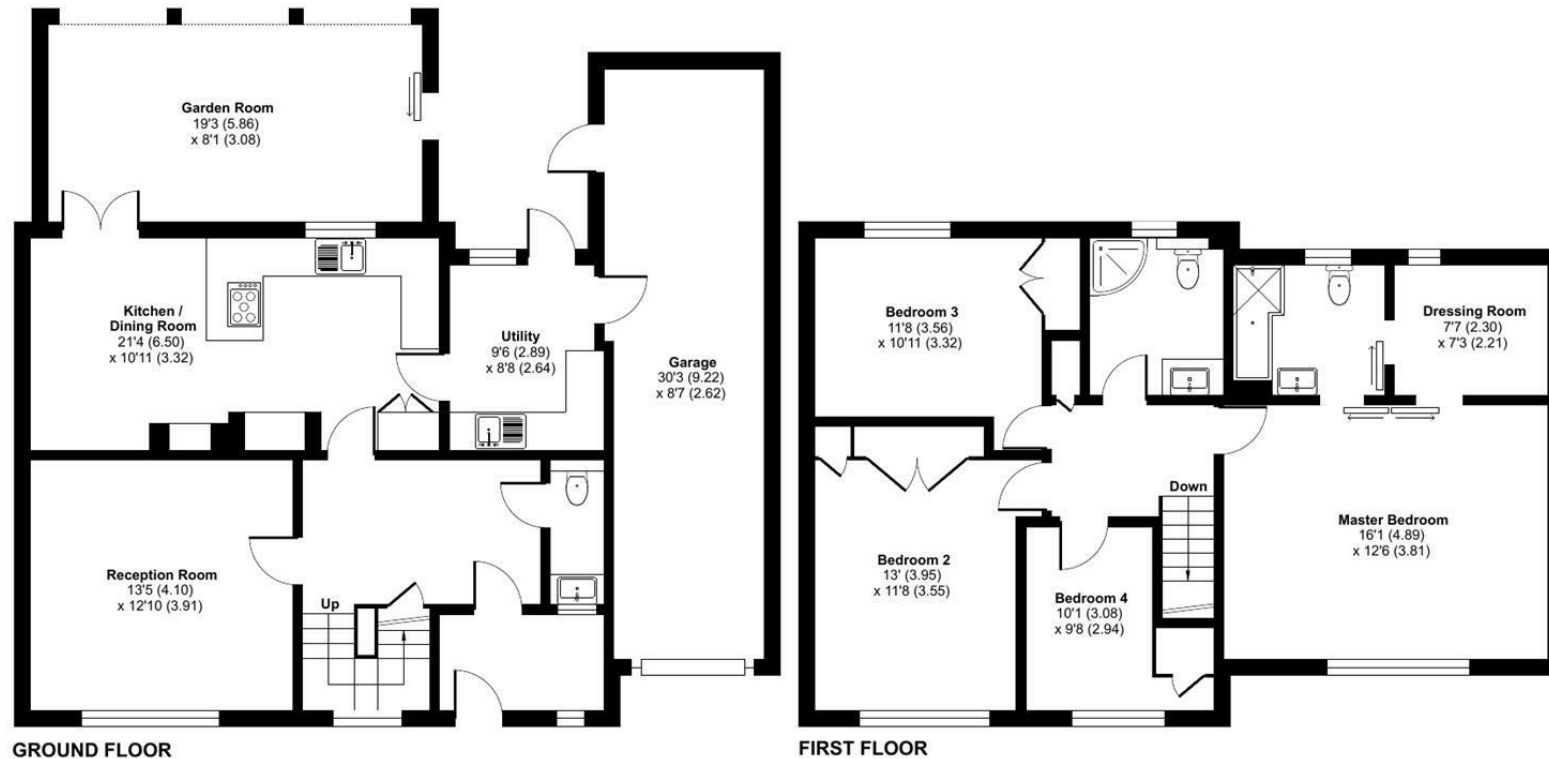
Broadleas Crescent, Devizes, SN10

Approximate Area = 1750 sq ft / 162.5 sq m

Garage = 240 sq ft / 22.2 sq m

Total = 1990 sq ft / 184.7 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: 1288196

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