



Longcroft Road, Devizes  
Devizes, SN10 3AU

**STRAKERS**

12 Longcroft Road, Devizes, Wiltshire,  
SN10 3AU

An exquisite period home, that is beautifully finished and comes with a surprising amount of space. A flexible layout too with either 3 bedrooms or 2 bedrooms and 4 reception rooms.

- Stunning Victorian Family Home
- Immaculately Presented Throughout
- Deceptively Spacious Interior
- Flexible Layout
- Either 3 Bedrooms & 3 Reception Rooms
- Or 2 Bedrooms & 4 Reception Rooms
- Stylish Modern Kitchen
- Luxurious Updated Bathroom
- Private West Facing Rear Garden
- Easy Access To Town & Local Schools

Offers In Excess Of £275,000



**\*\*PERFECT PERIOD PROPERTY\*\* PRESENTED LIKE A SHOW HOME\*\* STYLISH & SPACIOUS INTERIOR\*\* 3 BEDROOMS & 3 RECEPTION ROOMS\*\* WALKING DISTANCE OF TOWN\*\***

Located in a sought after street just a stone's throw of the town and local schools, this immaculately presented and much improved family home is a real gem. Bigger than it may first appear, the house goes back some way with three initial reception rooms running through to a flexible 3rd bedroom/office.

Internally an entrance lobby with glass panelled door opens into a charming family room with part wooden panelled walls, painted wooden floorboards, oak shelving and a working open fireplace. There is an opening into an equally delightful sitting room with a continuation of the painted wooden flooring, a sash window, painted staircase and a contemporary upright radiator. Behind this room the stylish kitchen is wonderfully light thanks to a glazed roof that spans the oak breakfast bar and floods light into the whole room. The kitchen has oak worktops and is well equipped with an integrated slimline dish washer and fridge plus a negotiable 'Belling' range style cooker with electric double oven and 4 ring gas hob. There is also a separate dining room with wood effect flooring and shelving with a door into the aforementioned adaptable 3rd bedroom/study. On the 1st floor landing there is a pull down ladder providing access up to the useful loft space with scope for a possible loft conversion (subject to building regs). There are 2 generous double bedrooms both with lovely exposed wooden floorboards. The main bedroom also has window shutters and a built-in double wardrobe. The elegant refitted bathroom boasts quality sanitary ware, tiled flooring, a heated towel rail/radiator and a bath with both a 'rain' and microphone shower attachment. Outside the rear garden enjoys a good amount of privacy and has a decked sun terrace on to a level lawn with a shed, an apple tree, climbing plants and a rear gate onto a lockable passageway.

### Situation

The property is located in a popular road just a stone's throw from town. 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 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

Tenure: Freehold / Council Tax: Band B / EPC Rating: D

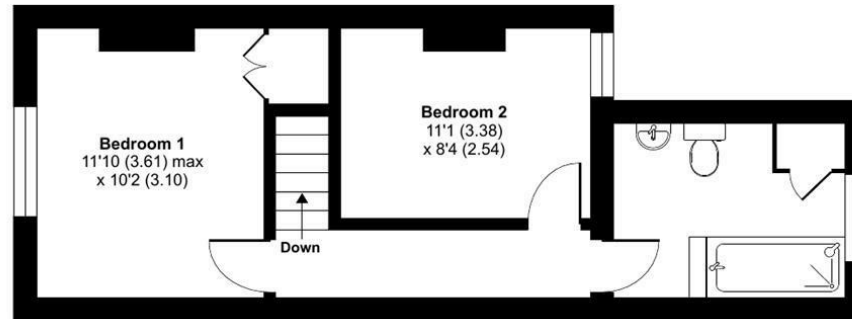
Services: All mains services including gas fired central heating.



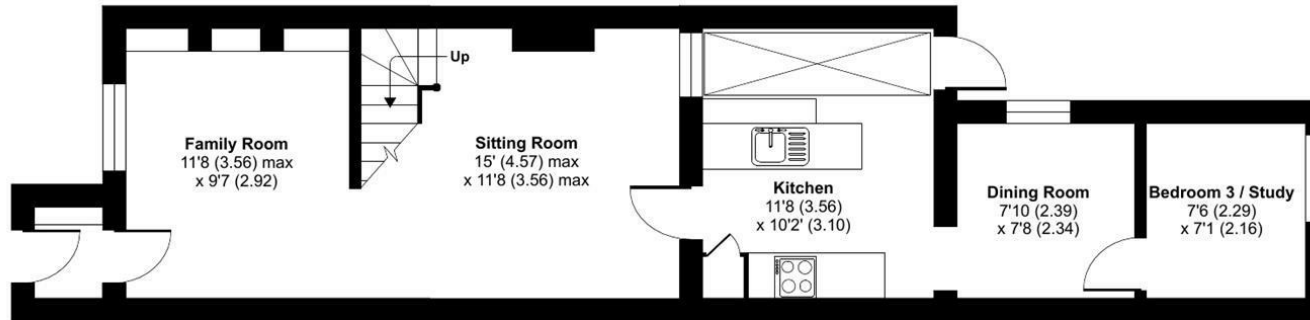
# Longcroft Road, Devizes, SN10

Approximate Area = 934 sq ft / 86.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Strakers. REF: 892224

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