



📍 56 Woodland Way, Devizes, Wiltshire, SN10 5LB

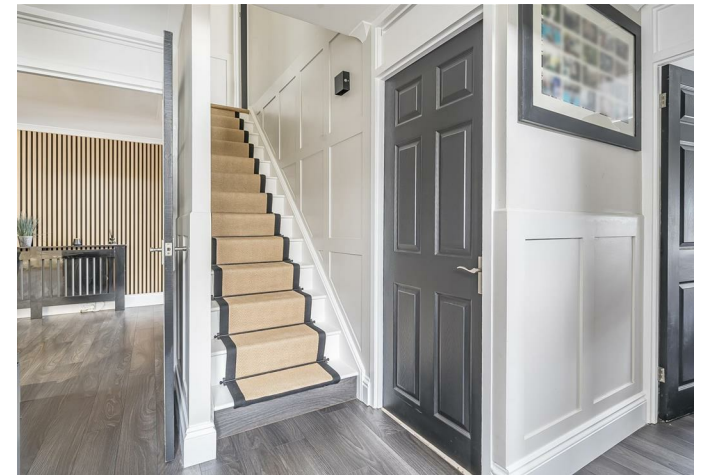
🔗 Offers In Excess Of £299,950

A spacious and much improved 4 bedroom family home with parking, a studio/home office and a delightful outdoor entertaining area.

- Charming Semi Detached Steel Home
- 4 Bedrooms
- Stylish 20ft Refitted Kitchen/Diner
- Sitting Room with Log Burner
- Modern Family Bathroom
- Front Covered Courtyard/Eating Area
- Private Rear Garden
- Flexible Bar/Home Office/Studio
- Additional Outside Salon/ Gym
- Off Street Parking

🏠 Freehold

🏠 EPC Rating F



An ideal home for entertaining family and friends- this surprisingly spacious 4 bedroom family home is in excellent order throughout, with a private garden, outdoor entertaining area and even its own pub, small putting green and salon area!

Woodland Way is a popular established cul de sac of ex -military steel framed homes that are conveniently located within easy walking distance of the town, the local schools and Drews Pond woodlands. The current owners have completely transformed the property in the 23 years they have been there in to an beautifully presented and much loved family home with a few delightful surprises. Internally, a welcoming entrance hallway with wooden panelling leads off to a refitted cloakroom and separate utility room with oak worktops and space for appliances. A glass panelled door opens from the hall into the 20'11" dual aspect kitchen/dining room. The smart refitted kitchen features quartz worktops, acoustic wall panelling, a built-in oven, microwave oven and sliding doors to the covered courtyard. A further glazed sliding door leads into the cosy sitting room with herringbone style flooring, contemporary log burner, French doors to the rear garden and further acoustic panelling. On the first floor there is a glass balustrade landing with more wooden panelling and doors off to 4 bedrooms (3 x doubles and 1 single) plus a modern family bathroom.

Outside, there is off road parking for one car in front of a former garage (which has been converted to a salon but could be reinstated back into a garage if preferred). Behind this is an attached extension to the garage/salon with French doors and a skylight with light and power. To the front is a covered very private courtyard with doors into a wonderful cabin- currently used as a bar with a log burner. All fittings are available by separate negotiation. To the rear is a further low maintenance garden with areas of astro turf, decking and paving.

Situation

The property is well situated with wonderful walks down through Drews Pond woods and is also well placed for the very popular Wansdyke Primary School. Devises provides an assortment of individual shops, coffee shops, businesses and supermarkets as well as a thriving weekly market. There are both primary and secondary schools, a leisure centre, theatre, and various entertainment facilities. There are also good road connections to Marlborough, Bath and Salisbury (all within 30-40 minutes travel by car).

Property Information

Services: Mains water, drainage and electricity. New digital electric heaters have been installed.

Council Tax: Band D

Agents Note: Please note this property is deemed as 'non standard' construction, believed to be 'Trusteel.' The current owners do have a mortgage on the property.



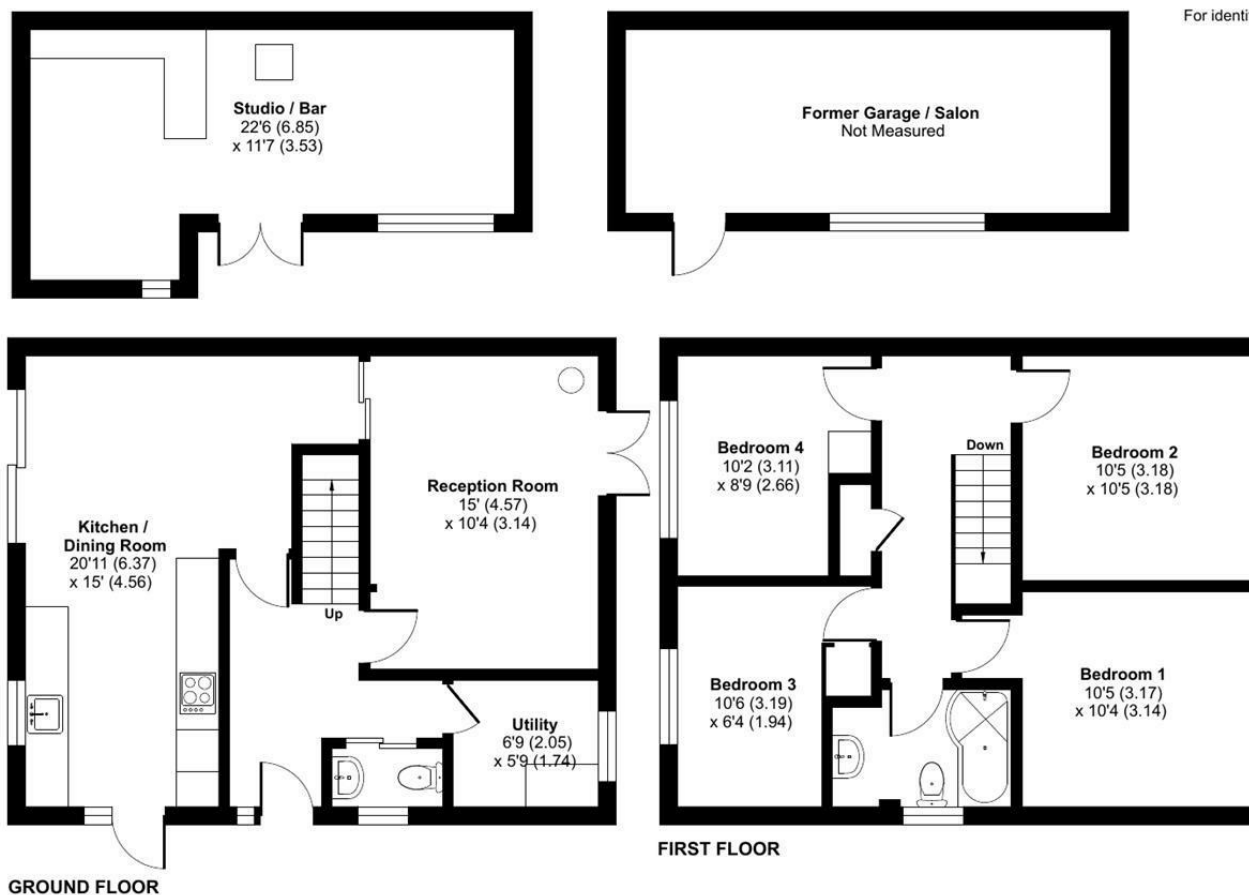
Woodland Way, Devizes, SN10

Approximate Area = 1110 sq ft / 103.1 sq m (excludes former garage / salon)

Studio / Bar = 213 sq ft / 19.7 sq m

Total = 1323 sq ft / 122.8 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: 1360487

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.