





📍 3 Badgers Close Pans Lane, Devizes, Wiltshire, SN10 5AE

🏠 Guide Price £585,000

Situated within a small sought after close within a stones throw to Devizes town centre, this flexible and well-presented detached family home is a rare to the market find.

- Small close of four properties
- Sought after location
- 4-bedroom detached home
- Double garage and driveway parking
- Downstairs shower room
- Easily maintainable rear garden
- Principal bedroom with en-suite
- Generous reception room

🏡 Freehold

🏠 EPC Rating C





A well presented four bedroom detached family home, tucked away in a small close of just four properties, positioned off the ever-popular Pans Lane. Offering generous and versatile accommodation, the property also benefits from a large double garage and driveway parking.

The ground floor is entered via a porch into a central hallway. The main reception room is situated to the left of the entrance hall and provides a spacious and comfortable living area. To the rear, the modern kitchen is well arranged and fitted with an integral dishwasher, hob and oven. The kitchen opens through to a separate dining room, with a conservatory beyond providing an additional reception space overlooking the garden. A useful utility room offers further storage and work space, with access both to the garden and to a downstairs shower room, making this a practical layout for family living.

Upstairs, the property offers four bedrooms and a family bathroom. Bedroom one benefits from its own en-suite shower room, while bedroom four is currently arranged as a dressing room but could easily be reinstated as a bedroom if required.

Externally, the property enjoys a pleasant plot with a garden ideal for relaxing and entertaining. The large double garage provides excellent storage or workshop space, with ample driveway parking in front. Badgers Close is a small and private cul-de-sac, well positioned for access to local amenities, schools and countryside walks, while remaining within easy reach of Devizes town centre.

#### **Situation**

Screened by mature foliage, the property offers conditions of privacy and yet it is 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**

We are advised all mains services are connected.

Tenure: Freehold

EPC rating: C

Council tax band: F



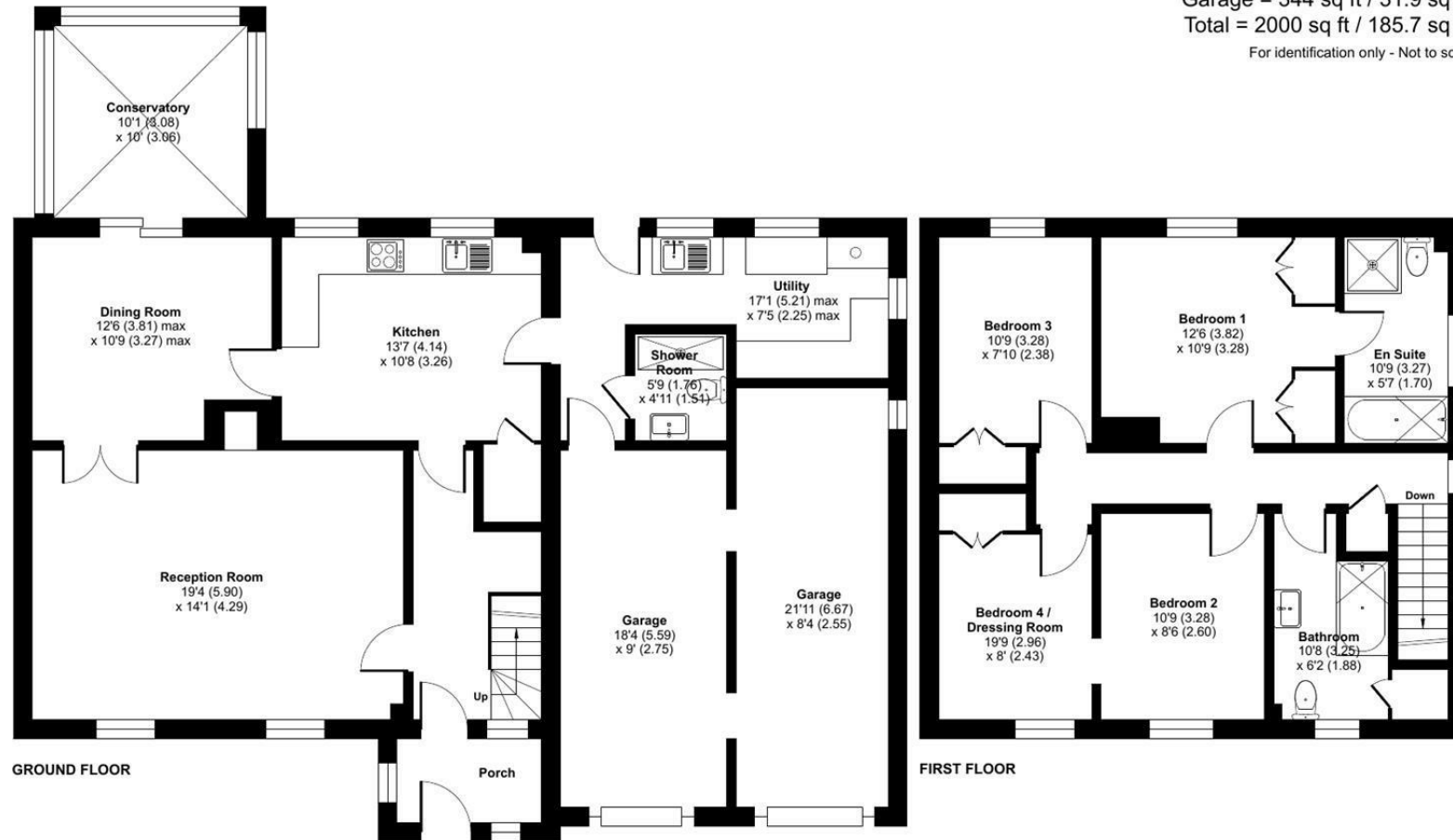
# Badgers Close, Pans Lane, Devizes, SN10

Approximate Area = 1656 sq ft / 153.8 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 2000 sq ft / 185.7 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 2026. Produced for Strakers. REF: 1407735

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