



📍 45 Blackberry Lane, Potterne, Devizes, Wiltshire, SN10 5NZ

🏠 Guide Price £265,000

An extended 3 bedroom family home tucked away in a popular established residential area in the village of Potterne. Viewing is highly recommended.

- 3 Bedrooms
- 3 Reception Rooms
- Log Burning Stove
- Modern Bathroom With Separate WC
- Extended Kitchen
- South/South East Facing Rear Garden
- Off Road Parking
- Popular Village With Amenities
- Good Sized Family Home
- Viewing Highly Recommended

🏡 Freehold

🏠 EPC Rating E



A well presented mature family home with a good sized nicely balanced interior with 3 bedrooms complemented by 3 reception rooms.

Extended in 2003/4 by the present owners, the property now offers a spacious layout of over 1030 sqft. On the ground floor, a nice light entrance hall has glass panelled oak doors opening straight ahead in to a cosy snug/family room with an inviting log burning stove with oak mantle and surround., and to the right hand side into a sitting room that overlooks a small green to the front. From the sitting room, glass panelled double doors lead into a separate dining room with tiled flooring and an opening into the extended galley kitchen. The kitchen also has tiled flooring and a range of modern units with granite effect worktops, an under cabinet recessed fridge and washing machine. There is also an electric oven and hob with a fitted extractor hood over. A new back door has been installed which goes out to the rear garden.

On the first floor there are 3 bedrooms, complemented by a modern family bathroom with an electric shower over the bath and glass screen, plus a separate WC.

Outside, the owners have created off road parking alongside the front lawn with established shrubs that is enclosed by a small picket fence. A shared passageway to the side leads down to a side access gate opening into the fully enclosed rear garden. The south/south east facing rear garden features a lawn, planted borders, a private decked sun terrace and patio, a good sized timber shed and a small brick store.

Situation

Local village amenities are easily accessible on foot from Blackberry Lane, which includes a popular public house, a church, a village hall, playing fields, and a convenience shop. The nearest town is Devizes, which is accessible by car in five minutes, or via the number 2 bus. Devizes is a popular market town, offering a range of shopping, entertainment and leisure facilities. The nearest primary and secondary schools are located in Devizes, as well as nearby villages including Market Lavington and Urchfont. Potterne is located in the heart of Wiltshire, which is within close proximity to popular local towns including Marlborough and Chippenham.

Property Information

Council Tax: Band C

Services: All mains services are connected.

Electric panel heaters, night storage heaters and a log burning stove.



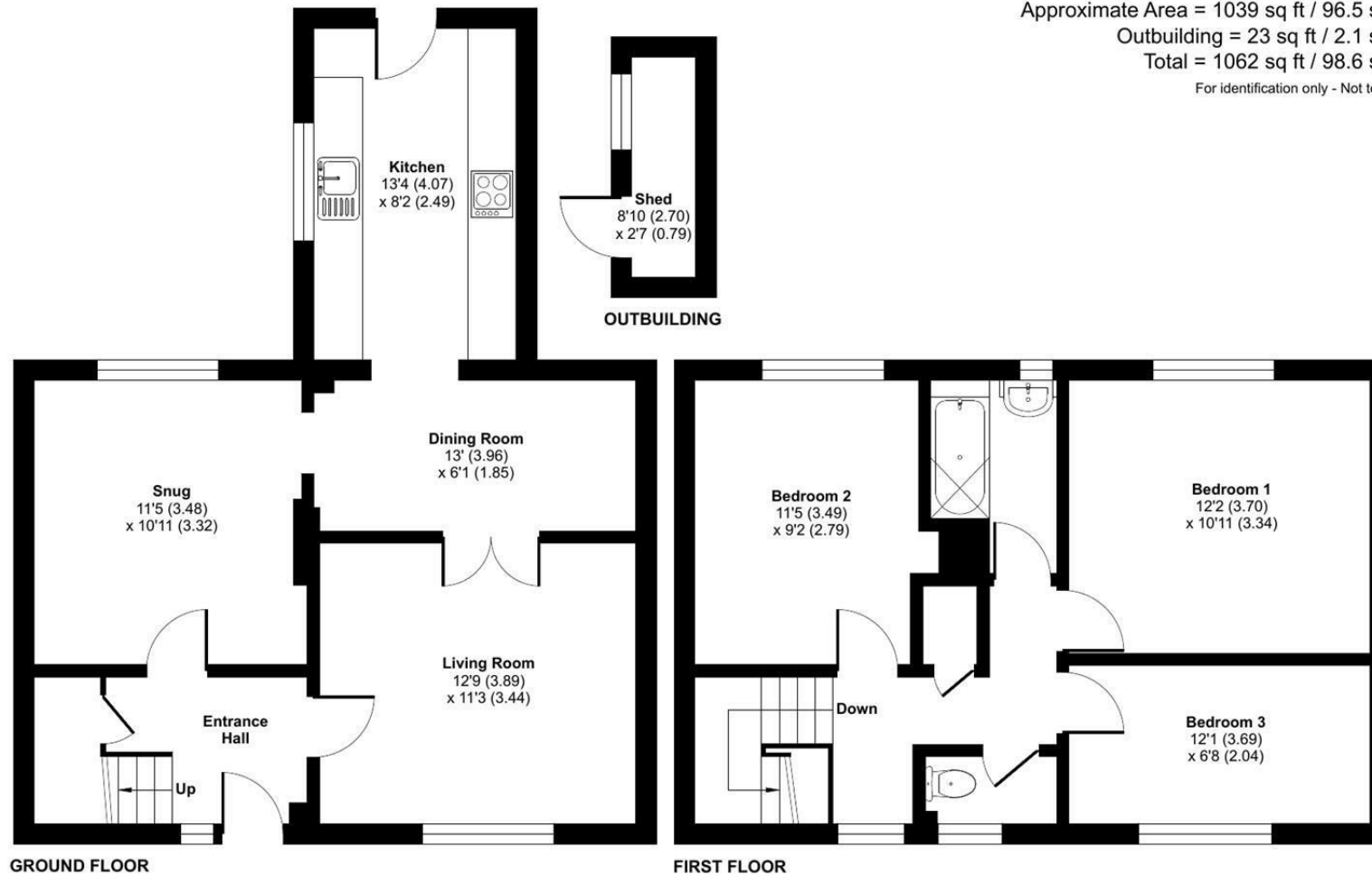
Blackberry Lane, SN10

Approximate Area = 1039 sq ft / 96.5 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1062 sq ft / 98.6 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: 1242199

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.