



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

🏠 Guide Price £573,000

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 a 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



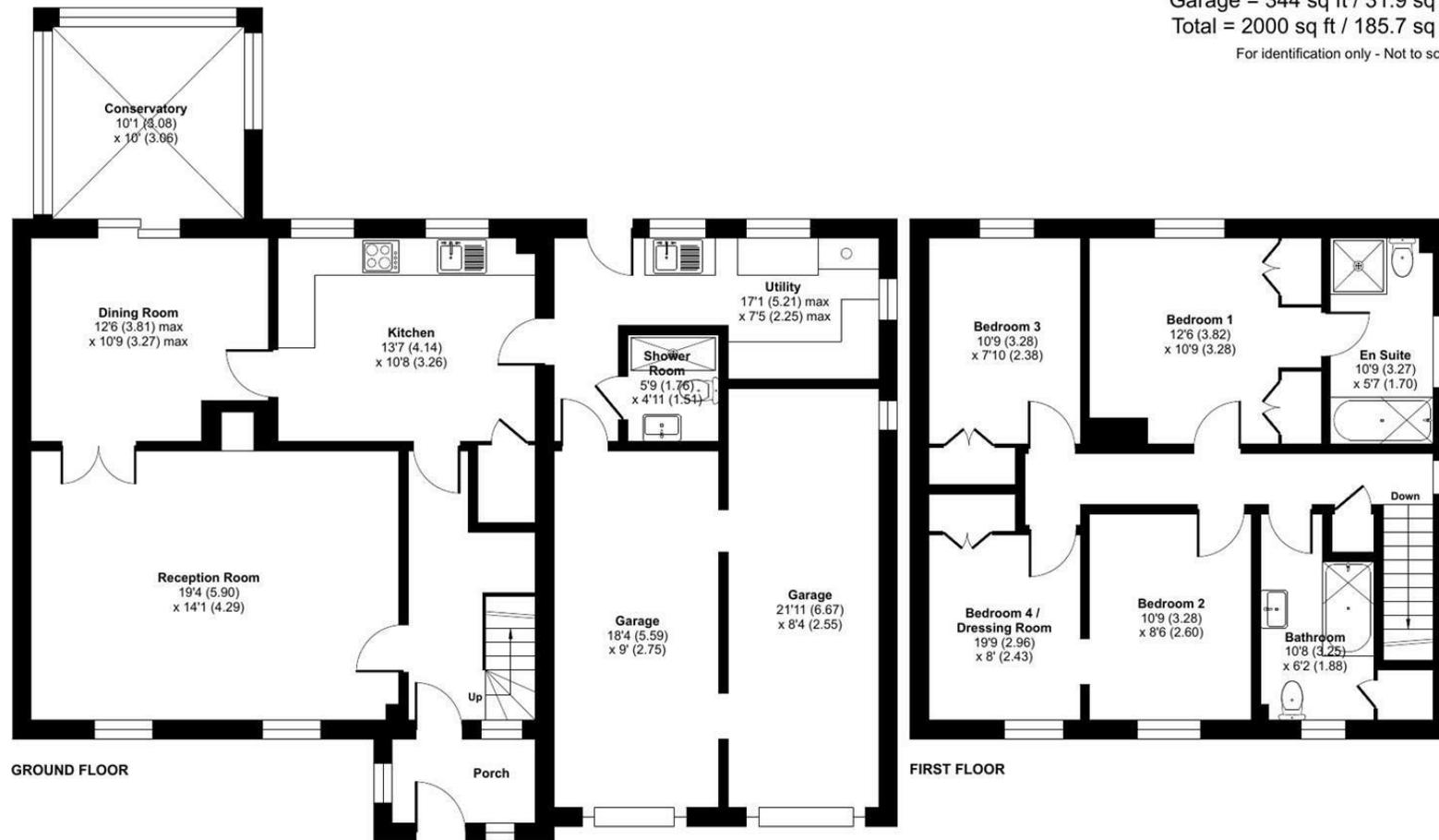
# Badgers Close, Pans Lane, Devizes, SN10

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). © ntechcom 2026. Produced for Strakers. REF: 1407735

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.