



📍 114 Broadleas Park, Devizes, Wiltshire, SN10 5JF

🏠 Guide Price £315,000

A beautifully presented 3 bedroom extended semi detached family home set in the much sought after area of Broadleas Park.

- Desirable Location In Town
- Semi Detached Family Home
- 3 Bedrooms
- Extended 14ft Contemporary Kitchen
- Stylish Refitted Bathroom
- Light & Spacious Sitting/Dining Room
- Garage & Driveway Parking For 2-3 Cars
- Walking Distance Of Town & Schools
- New Flooring & Redecorated
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C



A smartly presented and very up together 3 bedroom extended family home located on the favoured south side of town. The property is ideally placed within easy walking distance of the local schools, the numerous amenities of the town centre and open countryside. An early viewing on this desirable home is highly recommended.

Internally, a lobby opens through to the hallway (with a modern downstairs cloakroom an boiler cupboard), with a door in to a light, well proportioned refitted kitchen with laminate worktops and a range of fitted modern units. It is well equipped with a 4 ring gas hob, built-oven, integrated dishwasher, and an upright fridge/freezer. The generously sized 16ft x 15ft sitting/dining room has UPVC double glazed French Doors leading out to the west facing garden which is laid mainly to lawn.

On the first floor, a spacious landing has oak doors that leads off to three bedrooms (two doubles and one single with a built-in bed) and a modern refitted family bathroom with a 'p-shaped bath' with a glass screen.

Outside, this well positioned home has a good front area of lawn and a private rear garden with a patio sun terrace and lawn. There is also a single garage with cladding to the rear, light and power and off road tandem parking for 2-3 cars.

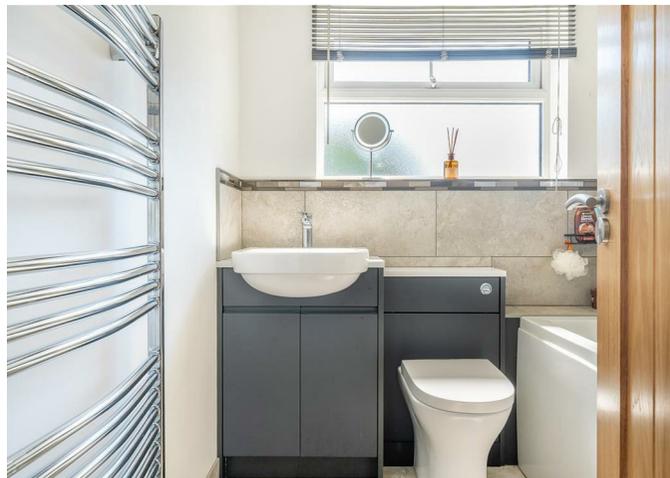
Situation

Broadleas Park is a leafy close conveniently set within walking distance of the town and the popular Hillworth Park on the south side of the town. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, good local schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information

Services: All mains services are connected. Gas heating.

Council Tax: Band C



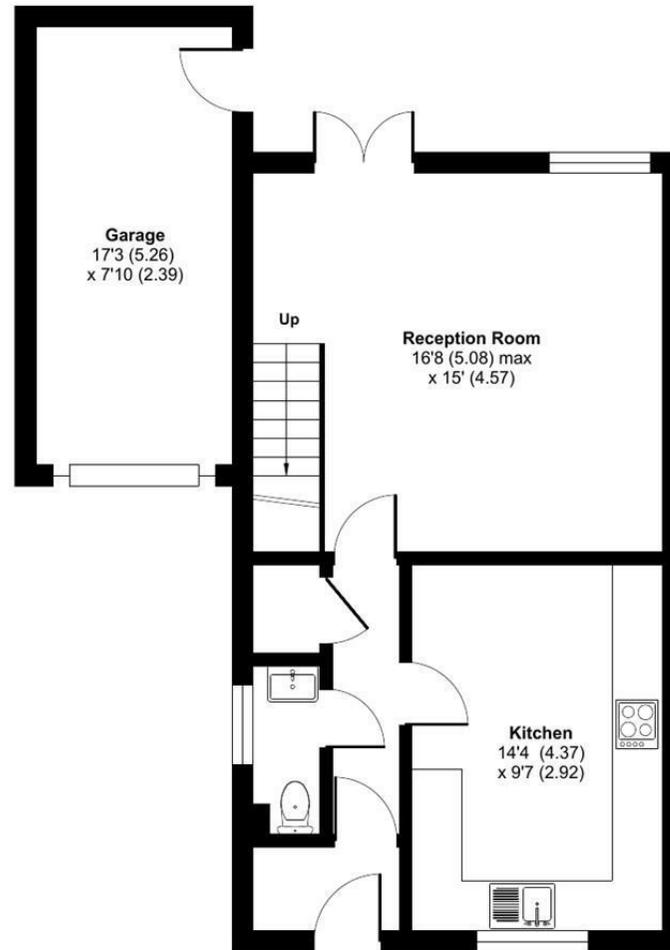
Broadleas Park, Devizes, SN10

Approximate Area = 915 sq ft / 85 sq m

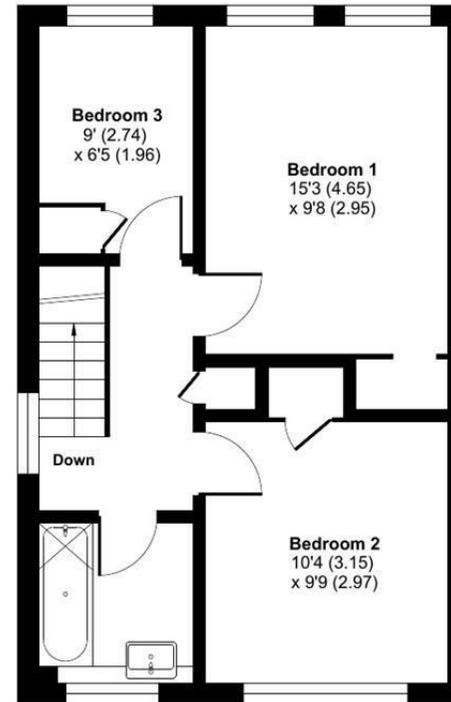
Garage = 136 sq ft / 12.6 sq m

Total = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1153088

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