



FREEHOLD GUIDE PRICE

£300,000

45 Broadleas Park

Devizes SN10 5JA



Positioned in a quiet, leafy and highly prized part of Devizes is this detached three bedroomed property of good proportions with a charming garden both front and rear. There is a large conservatory to the side and a single garage adjoins the parking space.

- Detached home with good proportions
- Situated in a popular residential area
- Beautiful gardens to front and rear
- Bedroom One with en-suite shower room
- Two further bedrooms with fitted wardrobes
- Large conservatory
- Gas central heating and double glazing
- Garage and parking



LOCATION

Broadleas Park is a popular residential area only about a mile from the towns' comprehensive leisure and shopping facilities. Close-by is countryside for walking with the highly acclaimed Hillworth Park just a short walk away.

GROUND FLOOR

Porch. Hall with stairs up, cupboard with gas central heating boiler. Cloakroom with W.C. and basin. Kitchen:- with floor and wall units, gas hob with hood above, double oven and sink, space and plumbing for appliances. Living room:- L shaped with serving hatch from kitchen and sliding doors to garden. Conservatory with French doors.

FIRST FLOOR

Landing with access to loft space and airing cupboard. Bedroom one:- with en-suite shower basin and W.C. Fitted wardrobes. Two further bedrooms with fitted wardrobes. Bathroom:- with bath having shower over and screen to side, basin and W.C.





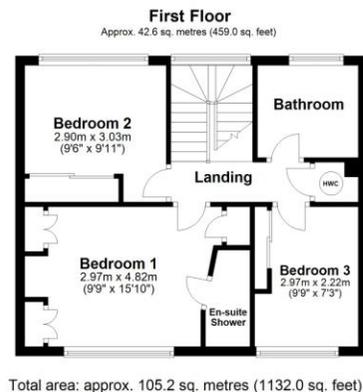
OUTSIDE

The garden is very pretty and well stocked with, to the front, a terrace with electric awning over, flower borders, shrubs and plants. To the rear is a private terrace adjoining a profusion of flowering shrubs plants and trees which are an absolute delight. A gate leads to a parking space in front of a single garage.



Energy efficiency rating D.





DIRECTIONS

From Hillworth Road proceed in to Broadleas Park where the house will be found off to the left.



 **jones robinson**
Incorporating Martin Walker

3 Wine Street
Devizes
SN10 1AP

01380 730200
enquiries@mwwilts.co.uk
www.mwwilts.co.uk

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