



FREEHOLD GUIDE PRICE

£540,000

2 Badgers Close

Pans Lane, Devizes, SN10 5AE



A beautifully presented and much improved five bedroom detached home of good proportions, having been a much loved family home for some 30 years and situated in a premier part of town less than a mile from the market place.

- Detached modern home
- Premier location
- Walking distance of town
- Near to schooling for all ages
- Excellent specification
- Impressive master bedroom with dressing area and luxury bathroom
- Large kitchen with granite worktops and fitted appliances
- Exceptional garden room
- Private garden



SUMMARY

Particularly impressive is the interior of the house which is tastefully decorated and offers quality materials, notably a large timber kitchen with granite work-surfaces, an exceptional garden room and a spacious master bedroom with its large dressing area and en-suite bathroom. The sitting room offers the traditional feature of a wood burner which complements the gas fired central heating and there is double glazing throughout.

GROUND FLOOR

Entrance porch. Hallway. Sitting room:- with wood burning stove set in to contemporary Bath stone surround double doors through to: Kitchen/Breakfast room:- beautifully appointed with a range of timber floor and wall units with granite work surfaces. Appliances include range cooker with hood above, integrated oven, fridge and dishwasher. Utility room:- with granite worktops, cupboard housing gas central heating boiler, space and plumbing for appliances. Cloakroom with W.C. and basin. Integral garage with fitted storage. Garden room with French doors to rear.

FIRST FLOOR

Landing with airing cupboard. Shower room;- with large shower, basin, W.C. and storage. Master bedroom:- with dressing area having fitted wardrobes, large en-suite bathroom with spa bath, W.C., basin and separate shower. Four further bedrooms. two of which have fitted storage.



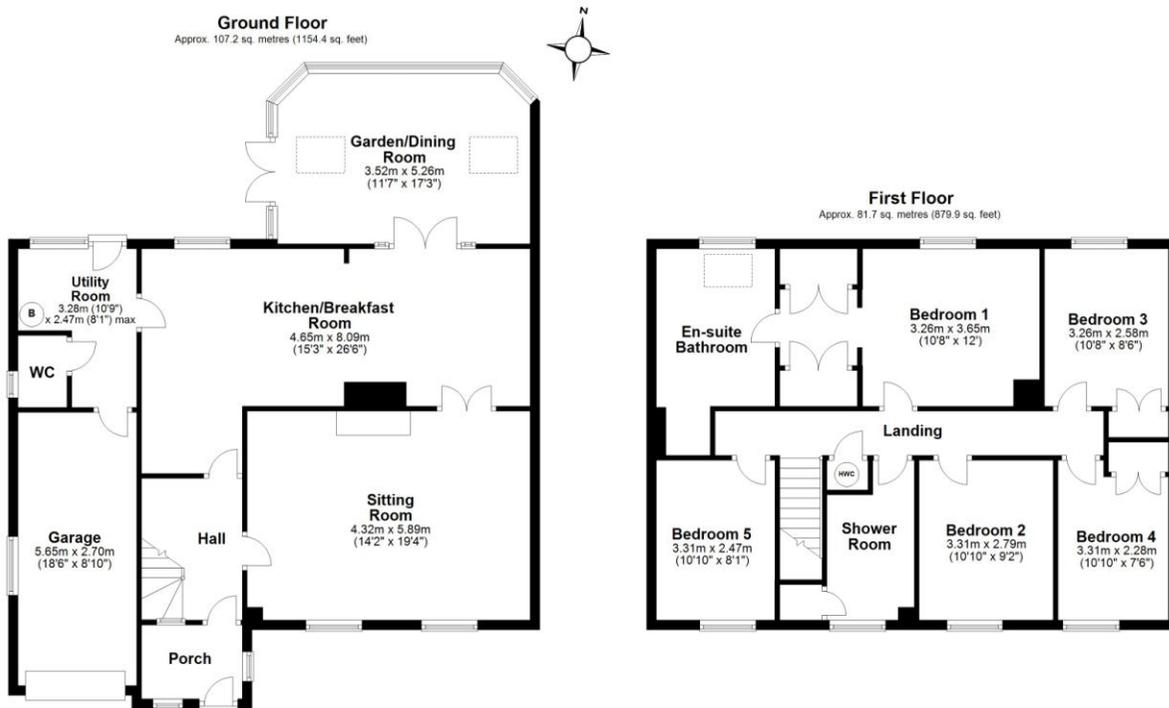


OUTSIDE

At the front of the property generous tarmac parking space. To the rear, a private enclosed garden is well screened by a good degree of greenery and mature trees and comprises patio leading to an expanse of lawn with well stocked flower borders, shrubs and plants.

Energy Efficiency Rating C.





Total area: approx. 189.0 sq. metres (2034.3 sq. feet)



DIRECTIONS

From the town centre proceed south up Long Street, turning left into Southbroom Road and right into Pans Lane where Badgers Close will be found further down on the left.



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