



4 BEDROOM DETACHED | ERGHUM LANE, SN10 | GUIDE PRICE £465,000

DESCRIPTION

Set on a sought-after development on the edge of Devizes, this beautifully presented four-bedroom detached home offers spacious, well-designed accommodation ideal for modern family life. The property benefits from a south-facing garden, driveway parking, and an integral garage.

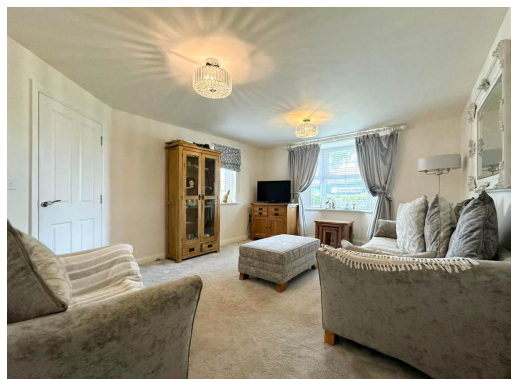
Inside, the layout is both stylish and practical. A bright, dual-aspect sitting room with a bay window provides a comfortable and welcoming space to relax. At the heart of the home is a stunning kitchen dining room, filled with natural light. The kitchen is fitted with a range of integrated appliances, including a dishwasher, double oven, 6-ring gas hob, and fridge/freezer. Additional features include low-level plinth lighting and a large bay with French doors opening onto the garden, creating a perfect space for entertaining or everyday family meals.

A separate utility room (housing the gas-fired boiler), cloakroom, and a large understairs cupboard add to the functionality of the ground floor.

Upstairs, a spacious landing provides access to four generously proportioned double bedrooms, making this a truly versatile family home. The dual-aspect principal bedroom enjoys a bright and airy feel and is complete with a stylish en suite shower room. The second and third bedrooms offer excellent space for double beds and additional furnishings, ideal for children, guests, or even a home office. The fourth bedroom is also a full double. All rooms are presented in excellent decorative order with neutral tones throughout.

A contemporary family bathroom serves the three additional bedrooms and includes a double-width shower, separate bath, LVT flooring, and tiled walls.

Outside, the property enjoys a well-maintained rear garden with a decked area leading from the kitchen,



opening onto a level lawn framed by mature shrubs, trees, and well-established borders. A timber shed with light and power provides useful storage or workshop potential. To the front, driveway parking is available for two vehicles, leading to an integral garage with light and power.

Erghum Lane is situated on the eastern edge of Devizes, a charming historic market town in the heart of Wiltshire. The property benefits from convenient access to the town centre, which offers a comprehensive range of amenities including supermarkets, boutique shops, cafes, restaurants, and essential services. The town is well served by schools catering for all ages, including the highly regarded Bishops Cannings Primary School, which is within the property's catchment area.

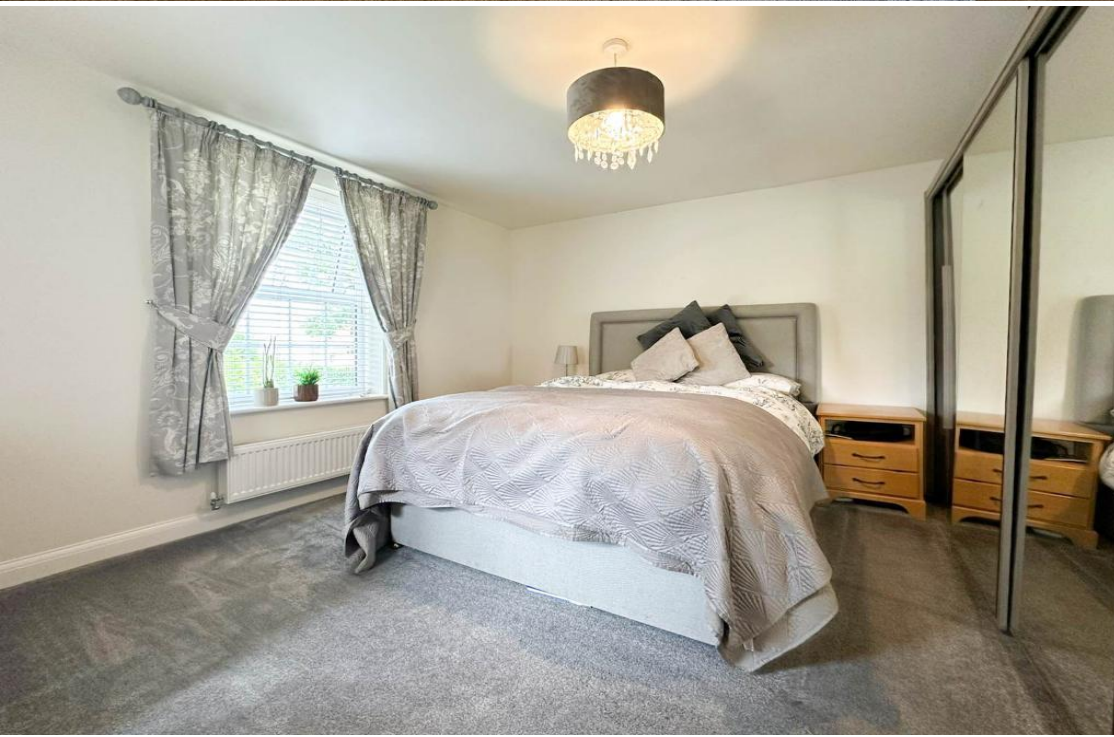
Transport links are excellent, with nearby bus routes providing easy connections to surrounding towns and cities such as Swindon, Marlborough, and Chippenham. The A361 and A4 road networks offer swift access to the M4 motorway, facilitating travel to larger centres including Bath, Bristol, and London.

For leisure and outdoor enthusiasts, the Kennet & Avon Canal runs through Devizes, offering scenic walking and cycling routes, fishing spots, and boating opportunities. The surrounding Wiltshire countryside is renowned for its natural beauty, with plenty of public footpaths and green spaces perfect for family outings and countryside exploration.

KEY FEATURES

- Detached Family Home
- Integral Garage
- Sought After Location
- Four Double Bedrooms
- Kitchen Dining Room
- Nearby Local Amenities





Floor Plan

Total floor area : 135 sq.m. (1453.128.128 sq.ft.) approx



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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