

# CAULFIELDS

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## RESIDENTIAL SALES



88 Spitalcroft Road, Devizes, SN10 3FL

Guide Price £300,000



A well-presented three bedroom semi-detached family home featuring a practical kitchen / dining room, a lovely bay-fronted living room, a decent study, a useful downstairs toilet, a main bedroom & en-suite, an enclosed rear garden, driveway parking, and a garage. Conveniently situated within walking distance of the picturesque marketplace of Devizes, the nearby Kennet & Avon Canal, and the beautiful Wiltshire countryside.

The accommodation on the ground floor comprises a central entrance hall with stairs rising to the first floor (under stairs cupboard) and doors leading to; a downstairs toilet, a study to the front, a kitchen / dining room with French doors leading out to the rear garden, and a dual aspect living room. Upstairs, there are three bedrooms and a bathroom with a shower over the bath. The main bedroom features an en-suite shower room.

Outside, there is a small front garden enclosed by a neat hedgerow with a central pathway leading to the front door. A tarmac driveway is located directly beside the house, leading to a single garage which also features a door leading out to the rear garden. The garden features a large decked area and a low-maintenance artificial lawn. Internal viewings are by appointment only with Caulfields.

- \*\*\*PLEASE CALL US TO BOOK A VIEWING\*\*\*
- Built by Crest Nicholson circa 2010
- Walk to Town, Canal, and Countryside
- Three Bedrooms, En-Suite, and Bathroom
- Sitting Room, Kitchen/Diner, and Study
- Downstairs Toilet
- UPVC Double Glazed Windows
- Gas Central Heating System (new boiler in 2024)
- Garage and Driveway Parking
- Enclosed Low-Maintenance Rear Garden

