

# CAULFIELDS

## RESIDENTIAL SALES



### 4 Hodge Close, Devizes, SN10 3RU

Guide Price £270,000



A well-proportioned three bedroom home with a 21ft kitchen/diner, a study, a lovely west-facing rear garden, and driveway parking. Ideally situated within a pleasant residential cul-de-sac, walking distance to the historic Market Place of Devizes, the Kennet & Avon Canal, and the beautiful Wiltshire countryside!

The accommodation on the ground floor comprises an entrance hall, a small study, a sitting room, and a kitchen/diner occupying the whole width of the property at the rear, with a door out to the garden. Upstairs, there are three good sized bedrooms, and a bathroom with a shower over the bath.

Outside, there is an open front garden, mainly laid to lawn. A hardstanding, directly to the side of the house, providing off-street parking for two cars, and an enclosed west-facing rear garden with gated side access. The rear garden is mainly laid to lawn, featuring a decked area, a greenhouse, and a timber garden shed. Internal viewings are by appointment only with Caulfields.

- \*\*\*NO ONWARD CHAIN\*\*\*
- End-of-Terrace House
- Walking Distance to Amenities
- Three Good Sized Bedrooms
- Sitting Room & Study
- Open-Plan Kitchen/Diner
- Gas Central Heating System
- Enclosed Rear Garden
- Driveway Parking
- Council Tax Band C



44 Brickley Lane, Devizes, Wiltshire, SN10 3BH

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