

# CAULFIELDS

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## RESIDENTIAL SALES



### 25 Canada Rise, Devizes, SN10 4AD

Guide Price £495,000



A superb village home, improved & extended by the current owners, featuring an exceptional kitchen / breakfast & family room, a dual aspect sitting room with a professionally fitted log-burning stove, a generous sized main bedroom with a potential en-suite (plumbing in place), a double garage, driveway parking, and an enclosed rear garden. Ideally situated within the peaceful Canada Rise, a pleasant residential cul-de-sac within the thriving village of Market Lavington, walking distance to a range of amenities.

The accommodation on the ground floor comprises an inviting entrance hall, a refitted cloakroom, a dual aspect sitting room with a log-burning stove & sliding patio doors out to the rear garden, an open-plan dining area, a stunning high-spec kitchen / breakfast & family room with further patio doors leading out to the rear garden, a utility room, and an integral double garage. Upstairs, there are four well-proportioned bedrooms, and a family-size bathroom with a shower over the bath. The main bedroom offers further scope to improve, featuring a potential en-suite shower room with the

- Detached Family-Size Home
- Walking Distance to Amenities
- Three Reception Areas
- UPVC Double Glazed Windows
- Double Garage & Driveway
- Peaceful Village Location
- Four Double Bedrooms
- Utility Room & Downstairs Toilet
- Oil Fired Central Heating System
- Front & Rear Gardens

