



**Fiddington Clays, Market Lavington, Devizes SN10 4BT**

## Welcome to

### Fiddington Clays, Market Lavington, Devizes

Extended five-bedroom semi-detached home in a sought-after Wiltshire village, offering spacious and versatile living. Features include lounge, kitchen, dining room, conservatory, utility and cloakroom. Corner plot with gardens, garage and driveway parking for 2–3 vehicles—ideal for families.

#### Entrance Hall

Entrance to this five-bed semi-detached family home situated in a desirable Wiltshire village location is via the front door leading into the entrance hall which comprises: stairs leading to the first floor, door to the cloakroom, door to the inner hall and laminate flooring.

#### Cloakroom

Downstairs cloakroom comprising a low-level w/c, wash hand basin with tiled splash backs and laminate flooring.

#### Inner Hall

The inner hall offers access to the kitchen, living room, dining room and utility room, with French doors opening out to the rear garden, tiled flooring and a radiator.

#### Living Room

A spacious and well-presented living room featuring a front-aspect window that provides plenty of natural light. The room offers ample space for a range of lounge furniture and benefits from laminate flooring and a radiator.

#### Kitchen

A well-equipped fitted kitchen comprising a range of wall and base units with complementary work surfaces over and a double ceramic sink with mixer tap and inset drainer. The kitchen features a range-style oven with a five-ring gas hob, stainless steel splash back and chimney-style extractor hood over. There is space and plumbing for a dishwasher, space for a fridge/freezer, and additional appliance space. Further benefits include a front-aspect window, tiled flooring and a radiator.

#### Dining Room

A versatile dining area open to the conservatory, offering ample space for a family dining table and chairs. The room benefits from tiled flooring and a radiator, creating an ideal space for both everyday dining and entertaining.

#### Conservatory

A welcome addition to the home, this bright and airy conservatory enjoys windows to all sides, allowing for an abundance of natural light. Extended from the dining room, it provides a versatile living space ideal for relaxing, entertaining or enjoying views of the garden. Further benefits include tiled flooring and a door leading directly out to the rear garden.

#### Utility Room

A practical and well-appointed utility room offering space and plumbing for a washing machine, along with additional appliance space. Stainless steel one-and-a-half bowl sink with inset drainer and storage cupboard and drawers beneath. The room benefits from a rear-aspect window, tiled flooring, a door leading to the rear garden, and internal access to the garage.

#### Landing

#### Bedroom One

A generous principal bedroom featuring a front-aspect window that allows for plenty of natural light. The room offers ample space for a range of bedroom furniture and benefits from a built-in storage cupboard, providing useful hanging and shelving space. Further features include a radiator.





### **Bedroom Two**

Another good-sized bedroom enjoying a dual-aspect outlook with windows to the rear and side elevations, allowing for plenty of natural light throughout the day. The room offers ample space for a range of bedroom furniture and is further complemented by a radiator.

### **Bedroom Three**

The third bedroom is a well-proportioned room featuring a front-aspect window that provides plenty of natural light. Offering ample space for a range of bedroom furniture, the room is both comfortable and versatile, making it ideal as a child's bedroom, guest room or home office. Further benefits include a radiator.

### **Bedroom Four**

Bedroom four is another well-proportioned bedroom with a front-aspect window providing plenty of natural light. The room offers ample space for a range of bedroom furniture and would be well suited as a child's bedroom, guest room or home office. Further benefits include a radiator.

### **Bedroom Five**

The fifth bedroom is situated to the rear of the property and enjoys views over the garden through a rear-aspect window. A versatile room, it offers a range of potential uses, making it ideal as a home office, playroom, craft room or occasional guest bedroom. Further benefits include ample space for furniture and a radiator.



### **Bathroom**

A well-appointed family bathroom comprising a low-level W/C, wash hand basin and a panelled bath with shower over. The room benefits from an obscure front-aspect window providing natural light whilst maintaining privacy, laminate flooring, and a ladder-style heated towel rail.

### **Front Garden**

To the front of the property, a brick wall boundary encloses a lawned garden with the remainder laid to a gravel driveway, providing ample off-road parking. Mature hedging and established shrubs add a degree of privacy and attractive kerb appeal.

### **Rear Garden**

The rear garden is fully enclosed by wooden panel fencing, creating a private and secure outdoor space. Predominantly laid to lawn with the remainder finished in gravel, the garden offers ample space for outdoor seating and entertaining. A variety of established flowers, shrubs and hedging add colour and interest throughout the seasons, making this an attractive and low-maintenance garden to enjoy.

### **Garage**

The integral garage is accessed internally via the utility room and also benefits from an up-and-over door, providing secure parking or useful additional storage space. The garage offers excellent versatility and has the potential to accommodate a variety of uses, subject to the purchaser's requirements.



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### Devizes

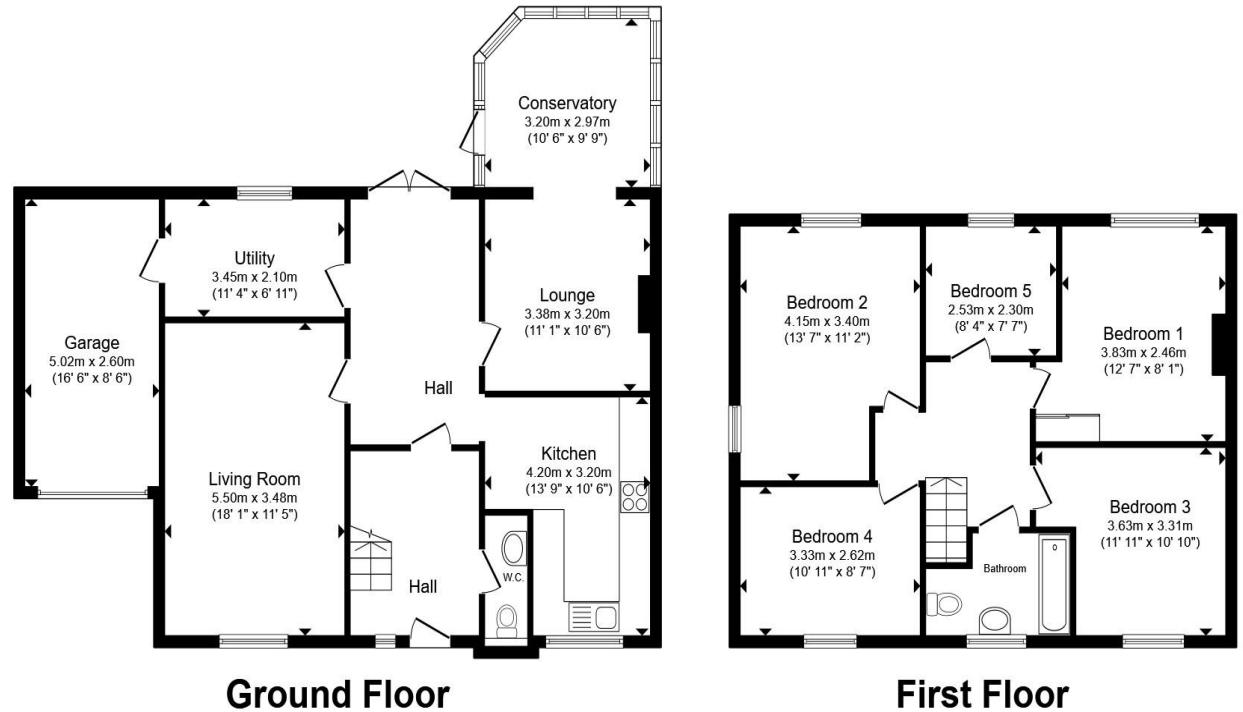
- Sought After Wiltshire Village Location
- Extended Semi-Detached Family Home
- Versatile Living Space
- Corner Plot with Front & Rear Gardens
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£350,000**



Total floor area 163.2 m<sup>2</sup> (1,756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
DVZ107372 - 0004

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 allen & harris



**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



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