



Oak Lane, Easterton Devizes SN10 4PD

welcome to

Oak Lane, Easterton Devizes

Three-bedroom semi-detached home in the sought-after village of Easterton, enjoying far-reaching countryside views and a peaceful rural setting with easy access to Devizes. Offers sitting room, kitchen, cloakroom, sun room and store. Driveway, gardens, UPVC glazing and oil heating.

Entrance Hall

A welcoming entrance hall providing access to the sitting room, kitchen and cloakroom. Stairs rise to the first-floor accommodation, while laminate flooring and a radiator complete this practical and inviting space.

Cloakroom

A conveniently located downstairs cloakroom comprising a concealed cistern W/C and a vanity wash hand basin with useful storage cupboard below and tiled splash backs. An obscure front-aspect window provides natural light while maintaining privacy, and the room is finished with laminate flooring.

Sitting Room

A stunning and generously proportioned living room, with an attractive fireplace serving as the main focal point, complemented by bespoke built-in cabinets to either side that provide both character and practical storage. A front-aspect window allows for plenty of natural light, while double doors open through to the sun room, creating an excellent flow for both everyday living and entertaining. Finished with wooden flooring and two radiators, this is a wonderful space in which to relax and unwind.

Sun Room

A lovely sun room situated to the rear of the property, offering a bright and peaceful retreat with pleasant views over the garden. This versatile space would make an ideal home office, reading room or hobby area, providing the perfect spot to relax and enjoy the surrounding outdoor scenery. Finished with laminate flooring, it is a delightful addition to the home.

Kitchen / Dining Room

A stunning family kitchen/dining room beautifully fitted with a comprehensive range of wall and base units, complemented by integrated appliances and generous work surface space. A one-and-a-half bowl sink and drainer with mixer tap provides practicality, while the range-style cooker with extractor hood over creates an impressive focal point. A front-aspect window allows for plenty of natural light, and French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. There is ample space for a small dining table and chairs, making this a perfect space for everyday family life. Further benefits include laminate flooring and a radiator.

Landing

A spacious first-floor landing with a window positioned halfway up the staircase, allowing natural light to flood the space. Providing access to all bedrooms and the shower room, the landing also benefits from a built-in display cabinet with useful storage below, an additional cupboard which offers ample storage space and access to the loft space.

Bedroom One

A good-sized principal bedroom featuring a rear-aspect window that provides plenty of natural light. The room offers ample space for a range of bedroom furniture and benefits from a built-in cupboard, providing useful storage. Further features include a radiator, creating a comfortable and practical space to relax and unwind, wooden flooring finishes the room.

Bedroom Two

The second bedroom is a well-proportioned double room featuring a rear-aspect window that fills the





space with natural light. A useful recessed area provides an ideal space for additional storage, wardrobes or bedroom furnishings. Further benefits include wooden flooring and a radiator, making this a comfortable and versatile room.

Bedroom Three

The third bedroom is a well-proportioned room that offers excellent versatility and would make an ideal craft room, hobby room or occasional guest bedroom. A front-aspect window provides plenty of natural light, while the room also benefits from a radiator, creating a comfortable and practical space to suit a variety of needs.

Shower Room

A beautifully appointed family shower room comprising a concealed cistern W/C, vanity wash hand basin with useful storage below, and a spacious walk-in shower cubicle fitted with a rainfall shower. An obscure front-aspect window provides natural light whilst maintaining privacy, complemented by an extractor fan and inset spotlights. Further features include a chrome ladder-style heated towel rail and attractive wooden flooring, creating a stylish and contemporary finish.

Front

To the front of the property, a recently installed resin-bound driveway provides ample off-road parking for a number of vehicles. Enhancing the property's kerb appeal, a slate-covered area to the front of the house offers an attractive space for decorative plant pots and seasonal displays, creating a welcoming first impression.

Rear Garden

The south facing rear garden is a particular feature of the property, offering a wonderfully private and versatile outdoor space enclosed by panel fencing. A paved patio area immediately adjoins the house, providing an ideal spot for outdoor seating and entertaining, while further lawned areas create

plenty of space for families and keen gardeners alike. A pathway leads through to an additional garden area, making this a true gardener's delight with numerous opportunities for vegetable plots, flower beds and seasonal planting. Benefiting from a variety of sunny spots throughout, the garden offers endless potential to create attractive al fresco dining and relaxation areas, perfect for enjoying the outdoors.

Outbuildings

The property further benefits from three useful sheds, providing excellent additional storage space for gardening equipment, tools, outdoor furniture and household items. These versatile outbuildings enhance the practicality of the garden and offer valuable storage solutions to suit a variety of needs.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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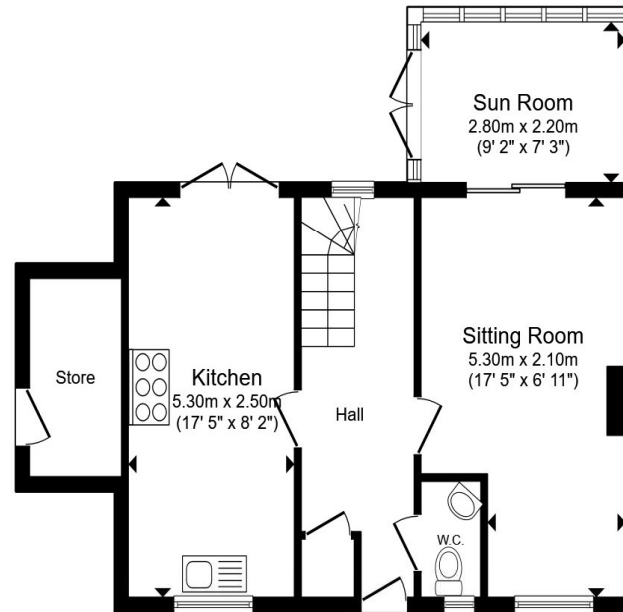
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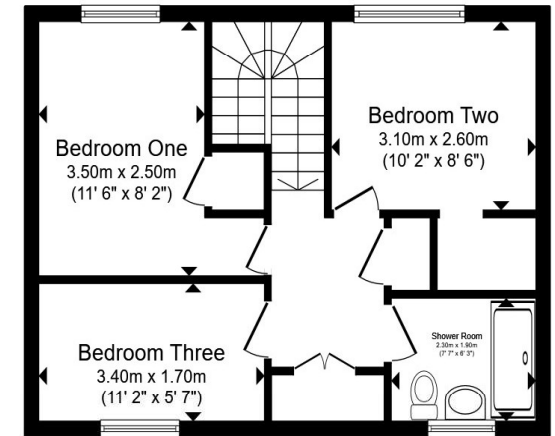
- Sought After Village Location
- Countryside Views
- Front & Rear Gardens
- Driveway Parking
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£350,000



Ground Floor



First Floor

Total floor area 93.7 m² (1,009 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

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