



**2 Lye Common, Chippenham, SN15 4BH**

**£389,950**

Located within the popular village of Christian Malford with Pub/Cafe, Primary School and Shop on the doorstep this well presented and updated semi-detached home has much to offer. Comprising; entrance hall, cloakroom, lounge/dining room, kitchen, four bedrooms, family bathroom and further en suite shower room. There is driveway parking with access to the generous garage and to the rear a mature garden with home office. VIEWING ADVISED.



## Entrance Hall



Double glazed front door, radiator, tiled floor, door to the cloakroom, stairs to the first floor, door to the lounge and opening to the kitchen.

## Cloakroom

Double glazed window to the front, tiled floor, wash hand basin and toilet.

## Lounge/Dining Room



Double glazed window to the front, double glazed patio doors to the rear, laminate flooring and two radiators.



## Kitchen



Double glazed window to the rear, double glazed door in to the garage, tiled floor, floor and wall mounted units, ceramic sink and drainer, electric hob, double electric oven, dishwasher, fridge/freezer and under stairs cupboard.

## Landing



Loft access, airing cupboard, doors to all bedrooms and the bathroom.



## Bedroom One



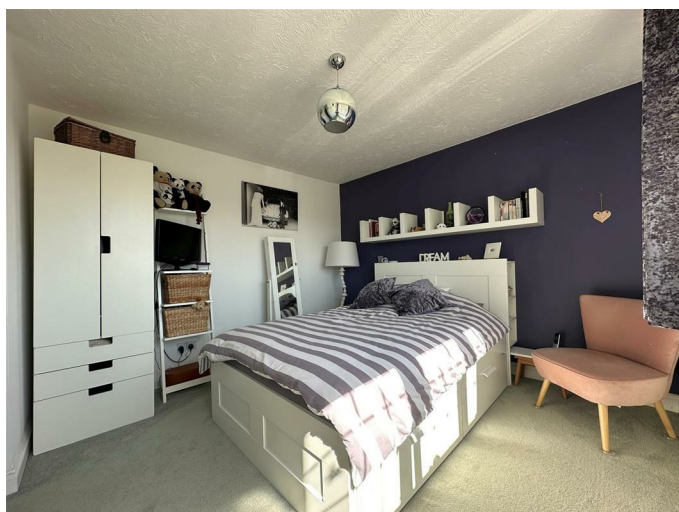
Double glazed window to the front, radiator, wardrobes, loft access and door to the en suite.

## En Suite



Double glazed window to the front, towel radiator, Vinyl flooring, toilet and shower cubicle.

## Bedroom Two



Double glazed window to the front, radiator and wardrobes.

## Bedroom Three



Double glazed window to the rear and radiator.

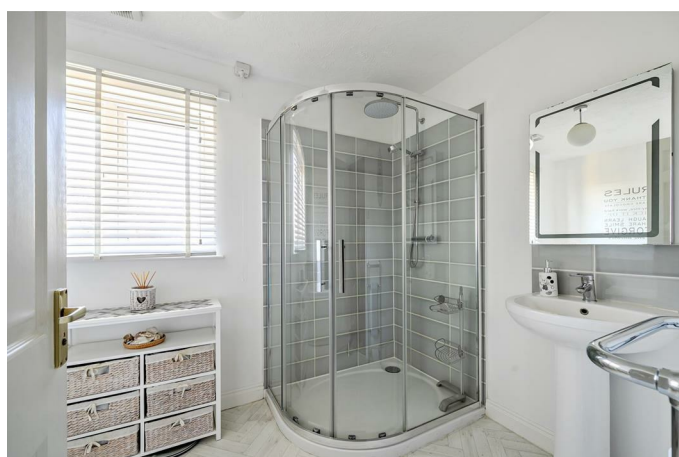
## Bedroom Four

Double glazed window to the rear and radiator.

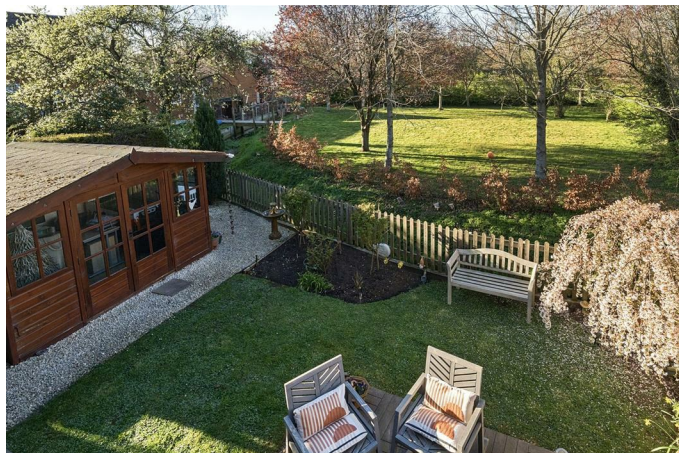
## Bathroom



Double glazed window to the rear, towel radiator, toilet, wash hand basin, bath and separate cubicle.



## Rear Garden



Laid to areas of lawn, patio, bedding plants, shrubs and shingle stone.



## Garden Office

Power, light and insulation with double doors opening on to the garden.

## Garage

Double doors to the front, double glazed door to the garden, hot water cylinder and water softener. The garage has been constructed with a double skin wall making conversion to a living space (subject to planning) an option.

## Driveway

Gravelled driveway providing off road parking for two cars.

## Tenure

We are advised by the .GOV website that the property is Freehold

## Council Tax

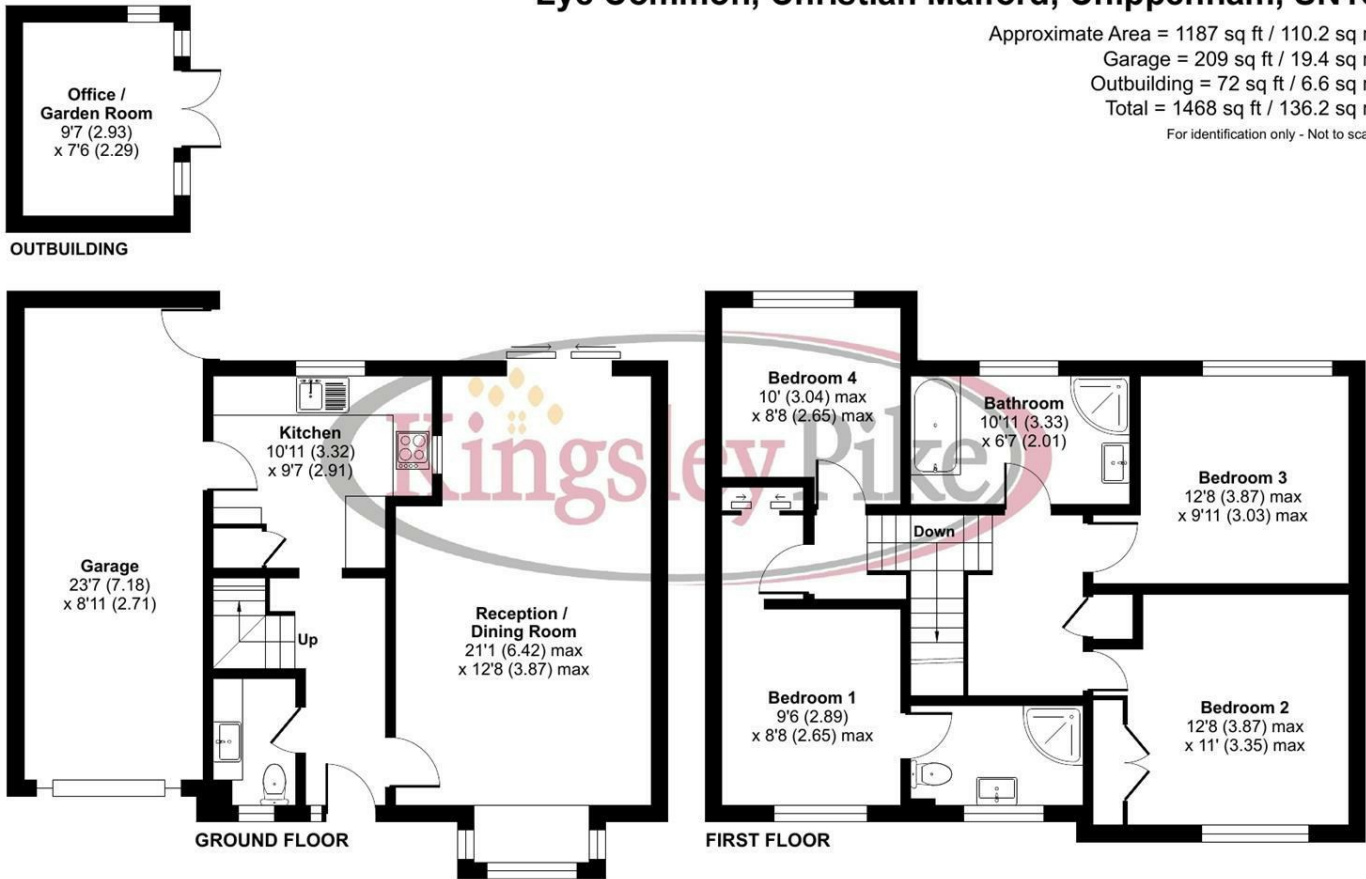
We are advised by the .GOV website that the property is band C.



Floor Plan

Lye Common, Christian Malford, Chippenham, SN15

Approximate Area = 1187 sq ft / 110.2 sq m  
Garage = 209 sq ft / 19.4 sq m  
Outbuilding = 72 sq ft / 6.6 sq m  
Total = 1468 sq ft / 136.2 sq m  
For identification only - Not to scale

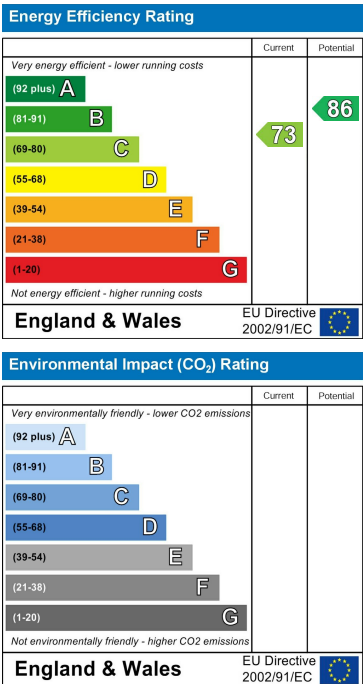


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Kingsley Pike. REF: 1271386

Area Map



Energy Efficiency Graph



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