

for sale

offers over **£415,000**



## Webbs Court Lyneham Chippenham SN15 4TR

Four Bedroom Detached Family home situated in the village of Lyneham and within easy reach of all local amenities. The property offers Entrance Hall, Lounge, Kitchen/Diner, Utility, Four Beds with Ensuite to Master. Garage and Parking.



# Webbs Court Lyneham Chippenham SN15 4TR

## Description

Located in the village of Lyneham, this stunning four-bedroom detached property is an ideal family home, offering both space and style. Stepping into the welcoming entrance hall, you'll find a spacious sitting room, perfect for relaxation. The heart of the home is the impressive full-width kitchen/dining room, ideal for cooking, dining, and entertaining, with direct access to the garden. The ground floor also includes a utility room and a convenient WC, adding extra functionality to this modern home.

Upstairs, the main bedroom features a private en-suite, providing a comfortable retreat. Three additional bedrooms offer ample space for family members or guests, and a well-appointed main bathroom completes the upper floor. The property also includes a part-converted garage, which can serve as a workshop, storage area, or potential office space.



## Ground Floor

### **Hallway**

Entrance door to front. Stairs to First Floor. Under stairs storage cupboard.

### **Lounge**

16' 4" x 10' 8" ( 4.98m x 3.25m )  
Window to front. Feature fireplace.TV point. Double doors opening through to Kitchen/Diner.

### **Kitchen/Diner**

21' 4" x 9' 10" ( 6.50m x 3.00m )  
Patio doors to rear. Window to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for range style cooker. Part tiled walls. Open plan leading through to Utility area with space for large American style fridge, wall and base units with inset sink. Plumbing for dishwasher and washing machine. Door to side. Door to Cloakroom.

### **Cloakroom**

Suite comprising low level WC and wash hand basin. Window to side.

## First Floor

### **Landing**

Stairs from Ground Floor. Cupboard housing hot water tank. Doors to all rooms.

### **Main Bedroom**

15' 7" x 11' 4" max ( 4.75m x 3.45m max )  
Window to front. Built in wardrobe. Radiator. Built in cupboard. Door to Ensuite.

### **Ensuite**

Three piece suite comprising low level WC, wash hand basin and shower unit.

### **Bedroom Two**

14' 3" x 8' 3" ( 4.34m x 2.51m )  
Window to front. Radiator. Built in wardrobe.

### **Bedroom Three**

11' 2" x 8' 1" ( 3.40m x 2.46m )  
Window to rear. Radiator. Built in wardrobe.

### **Bedroom Four**

11' 3" x 7' 7" ( 3.43m x 2.31m )  
Window to rear. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment. Radiator. Window to rear.

## Outside

### **Front**

Low maintenance laid to decorative stone.

### **Garage**

Single garage with up and over door with driveway parking in front.

### **Rear Garden**

Fully enclosed. Mainly laid to lawn with mature shrub borders and patio area.



To view this property please contact Connells on

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Property Ref: CHM306047 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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