

for sale

offers in excess of **£350,000**



Victoria Drive Lyneham CHIPPENHAM SN15 4TF

Link Detached. Three Bedrooms. Much Improved Layout. New Kitchen. New Utility Room, New Bathroom. Great Size Garden. Garage, Double Width Driveway. Viewing Advised.



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Description

Nestled in the heart of the charming village of Lyneham, this beautifully updated and thoughtfully altered three-bedroom link-detached home offers the perfect blend of modern living and countryside tranquillity.

Step inside to a welcoming entrance hall that leads to a spacious sitting room, ideal for relaxing evenings. The heart of the home is the impressive open-plan kitchen/dining room, featuring a brand-new kitchen with contemporary fittings and ample space for entertaining. A refitted utility room and downstairs WC complete the ground floor, offering convenience and practicality.

Upstairs, the main bedroom is a great size, while two further generously sized bedrooms provide comfortable accommodation for family or guests. A refitted family bathroom adds a touch of luxury to the first floor.

Outside, the property benefits from a double-width driveway leading to a single garage, and a great-sized rear garden—perfect for outdoor dining, gardening, or family play.

Lyneham offers a warm, close-knit community with a rich history and stunning countryside surroundings ¹.

Excellent road links via the A3102 and nearby M4 motorway, providing easy access to Chippenham, Swindon, Bristol, and Bath ².

Chippenham and Swindon train stations are within easy reach, offering direct services to London and other major cities ³.

A range of local amenities including shops,



Ground Floor

Entrance Porch

Door to sitting room.

Sitting Room

17' 5" into bay x 14' 11" Max (5.31m into bay x 4.55m Max)
Bay window to front aspect, media wall with TV point, radiator, door to inner lobby, door to refitted kitchen, stairs to first floor.

Newly Fitted Kitchen

20' 5" Max x 7' 6" Max (6.22m Max x 2.29m Max)
Stunning newly fitted kitchen, window and French doors to rear allow the light to flood in making it a lovely bright room, The dark blue eye and base level units are complimented with a marble effect work top, appliances, door to inner lobby.

Inner Lobby

Door to WC and Utility room, door to side

WC

Comprising of close coupled WC, Wash hand basin, window to rear aspect.

Newly Fitted Utility Room

8' 4" x 4' 8" (2.54m x 1.42m)
The units in here match the stunning units in the kitchen. space and plumbing for washing machine and further appliance space.

First Floor

Landing

Doors to bedrooms and bathroom.

Bedroom One

13' 8" Max x 10' 8" Max (4.17m Max x 3.25m Max)
Bay window to front aspect which allows the light to fill the room, radiator, carpet.

Bedroom Two

12' 3" Max x 9' 4" Max (3.73m Max x 2.84m Max)
Window to rear aspect, fitted carpet, radiator.

Bedroom Three

9' x 6' 3" (2.74m x 1.91m)
Window to front aspect, radiator, fitted carpet.

Newly Fitted Bathroom

White three piece suite that has newly been fitted. Comprises panel enclosed bath, close coupled WC, wash hand basin, ultra sleek and modern.

Garage

16' 11" x 8' 7" (5.16m x 2.62m)
Metal up and over door, power and light. There is a double width driveway to the front of the garage.





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.focalagent.com

To view this property please contact Connells on

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Property Ref: CHM306055 - 0007

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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