



**St. Josephs Way, Lyneham**  
**Asking Price £400,000**



Located in a quiet cul-de-sac, just a few minutes walk from the centre of Lyneham and Lyneham Primary School, is this spacious four-bedroom detached family home. Internally on the ground floor, there is an entrance hall, cloakroom, and impressive sized dining kitchen, complemented by a utility room. There is also a dual-aspect living room, with French doors that open out to the rear garden. The first floor consists of four bedrooms, three of which can accommodate double beds. The principal bedroom also benefits from having fitted wardrobes and an en-suite. There is also a family bathroom. Externally, the home enjoys having a generous-sized, private rear garden, driveway, and a garage fitted with power and light. Double glazing and gas central heating.



## ACCESS & AREAS CLOSE BY

Lyneham is well positioned for access to the M4, which is a few miles to the north of Royal Wootton Bassett and routes west to Chippenham and south to Calne. The number 55 bus offers a very regular service that links Swindon to Chippenham centres and railway stations. It takes in Lyneham, Calne, Royal Wootton Bassett, Hilmarton and Derry Hill.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE HALL

Upon entering the home, you come to a spacious entrance hall, where balustrade stairs rise up to the first floor and doors lead through to the dining kitchen, living room and the cloakroom. A further door opens to storage beneath the stairs. Carpeted flooring.

### DUAL ASPECT LIVING ROOM

**20'9 x 11'7 (6.32m x 3.53m)**

Following on from the entrance hall, you come to an excellent-sized, dual-aspect living room. Space allows for multiple sofas and display furniture. A window looks out over the front of the home and French doors open out to the rear garden, expanding the living space during the warmer months. Carpeted flooring.

### CLOAKROOM

**5'7 x 2'11 (1.70m x 0.89m)**

Complementing the ground floor accommodation is a cloakroom, consisting of a water closet and a pedestal wash basin, with tiled finishings.

### DINING KITCHEN

**20'9 x 11'7 (6.32m x 3.53m)**

An impressive-sized dining kitchen is arranged to allow natural areas for cooking and dining, making this a wonderful space for those who like to dine and entertain. The kitchen has been fitted with a range of wall and base cabinets. Beneath a window enjoying views out over the rear garden is a sink and a half with drainer. Integrated into the kitchen are a fridge freezer, dishwasher, double oven, and a gas hob with an extractor hood. Further space allows for a large dining room table and chairs. A window opens out over the front of the home and doors lead to the utility room and back to the entrance hall.

### UTILITY ROOM

**6'9 x 6'5 (2.06m x 1.96m)**

Complementing the dining kitchen is the utility room, consisting of a wall and base cabinets, with a sink inset to the work surfaces. Integrated is a washer dryer and further space allows for another white goods appliance. A glazed door leads out to the rear garden.

### FIRST FLOOR LANDING

A balustrade landing, with a window looking out over the front of the home, filling the landing with natural light. Doors open to all four of the bedrooms as well as the family bathroom. A further door opens to an airing cupboard and a loft hatch leads to a partially-boarded loft. Space allows for display furniture.

### PRINCIPAL BEDROOM

**12'3 x 11'5 (3.73m x 3.48m)**

A fantastic-sized principal bedroom that benefits from having overhead units with wardrobes. Space allows for a king size bed and further bedroom furniture. A window enjoys views out over the rear garden and a door leads through to an en-suite.

### EN-SUITE

**5'10 x 5'7 (1.78m x 1.70m)**

Complementing the principal bedroom is an en-suite, consisting of a shower cubicle, pedestal wash basin, and a water closet. A window with privacy glass opens out over the rear garden of the home. Tiled finishings.

### BEDROOM TWO

**11'11 x 10'6 (3.63m x 3.20m)**

Bedroom two is generously sized and allows for a double bed, bedside tables and further bedroom furniture. A window opens out over the front of the home. This room is currently being used as a first floor sitting room.

### BEDROOM THREE

**8 x 7'11 (2.44m x 2.41m)**

With a window enjoying views out over the rear garden, is bedroom three. This room can accommodate a single bed and a range of bedroom furniture. There is space for a double bed if required.

### BEDROOM FOUR

**8'3 x 8' (2.51m x 2.44m)**

Bedroom four can accommodate a single bed, bedside tables, and further bedroom furniture. This room would also make a great home office.

### FAMILY BATHROOM

**6'6 x 5'10 (1.98m x 1.78m)**

The family bathroom consists of a panel-enclosed bath with a shower over, a pedestal wash basin, and a water closet. A window with privacy glass opens out over the rear garden of the home.

### EXTERNAL

Outlined in more detail as follows:

#### FRONTAGE

At the front of the home, there are flower beds, planted with an array of shrubs and bushes.

#### REAR GARDEN

Accessed from the living room or from the utility room, is the rear garden, which enjoys being private and fully enclosed. There is a generous-sized area laid to patio, ideal for lounging or dining furniture during the warmer months. The remaining garden is laid to lawn with a variety of flowering plants, shrubs and bushes to the borders. At the bottom of the garden is a greenhouse and a corner arbour with bench. A gate allows access to the side drive and a glazed door opens to the garage.

#### GARAGE

Accessed via an up-and-over door from the front of the home or via a glazed pedestrian door from the garden, fitted with power and light.

#### PARKING

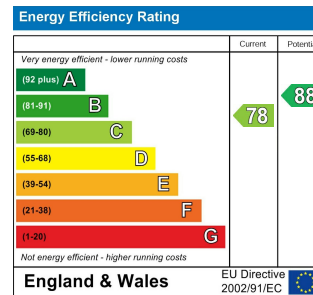
To the side of the home and placed in front of the garage, there is parking for two.

#### N.B

The estate is adopted and there is a small charge, contact Butfield Breach for more information.







Directions: For exact locaiton and details on how to view please contact Butfield Breach on 01249 821110

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