



St Joseph's Way, Lyneham
Asking Price £315,000



Offered for sale with NO CHAIN, this fantastic four bedroom semi detached home placed near the centre of Lyneham, close to local amenities and giving great access to Chippenham, Calne and Swindon. Internally on the ground floor the home offers a spacious living room with French doors out onto the rear garden, dining kitchen and cloakroom. The first floor consists of three bedrooms, two of which are large doubles and the family bathroom. The top floor of the home has an excellent principal bedroom which can accommodate a king size bed, complemented by an en suite and fitted wardrobes. Externally the home has a good sized rear garden with side access, easy maintenance frontage and parking for two vehicles. Double glazed 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 at 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

The home is positioned in the heart of Lyneham close to local shops and a primary school. Just a short walk away is some of the most beautiful countryside Wiltshire has to offer. Outlined as follows:

ENTRANCE HALL

16'2" x 3'1" (4.93 x 0.94)

Laid with hard flooring is a generous sized entrance hall where a balustrade staircase rises to the first floor accommodation and doors lead to the dining kitchen, living room and the cloakroom. A further doors opens to storage beneath the stairs. Space allows for display furniture.

CLOAKROOM

5'6" x 3'1" (1.68 x 0.94)

Consisting of a corner pedestal wash basin with tiled finishings and a water closet. A window opens out to the front of the home.

DINING KITCHEN

13'11" x 8'11" (4.24 x 2.72)

Positioned at the front of the home is the dining kitchen. The kitchen has been fitted with a range of wall and base units with laminate work surfaces over. Beneath a window over looking the front garden is a stainless steel sink and half with drainer. The kitchen benefits from having integrated fridge freezer, dish washer, washing machine, electric oven and gas hob with extractor over. To the other end of the kitchen, a natural space allows for a dining room table and chairs. Tiled finishings.

LIVING ROOM

16'2" x 12'1" (4.93 x 3.68)

A dual aspect room positioned at the rear of the home

with beautiful wood flooring. The living room can accommodate multiple sofas and further display furniture. Windows look out to the side and rear garden of the home allowing the room to be filled with lots of natural light. Fench doors allow access to the rear garden expanding the living space during the warmer months.

FIRST FLOOR LANDING

A balustrade landing with doors leading to bedrooms two, three and four. A further door leads to the family bathroom and an airing cupboard. Stairs rise to the second floor.

BEDROOM TWO

13'7" x 8'11" (4.14 x 2.72)

With a window looking out over the rear of the home is bedroom two, this room can accommodate a king size bed, bedside tables and further bedroom furniture. There is an alcove allowing opportunity for built in bedroom furniture.

BEDROOM THREE

12'8" x 8'11" (3.86 x 2.72)

Positioned at the front of the home, bedroom three can accommodate a double bed and further bedroom furniture, There is an alcove allowing opportunity for built in bedroom furniture. Fitted with carpet and a window opening out over the front.

BEDROOM FOUR

7'11" x 6'9" (2.41 x 2.06)

With a window opening out over the rear of the home, bedroom four would make a great home office or generous single bedroom.

FAMILY BATHROOM

6'9" x 5'6" (2.06 x 1.68)

A modern matching white suite consisting of a panel enclosed bath with mixer taps and shower attachment, wash basin inset to a vanity with storage under and a water closet. Window with privacy glass opens out over the front of the home. Space allows for display furniture. Tiled finishings.

SECOND FLOOR LANDING

A balustrade staircase rises from the first floor to the second where a door opens to the principal bedroom.

PRINCIPAL BEDROOM

21'0" x 10'0" (6.40 x 3.05)

A superb dual aspect principal bedroom benefiting from having a bank of mirror fronted wardrobes and a deep store cupboard. This bedroom can easily accommodate a king size bed, bedside tables and further bedroom furniture. A Velux window opens out over the rear of the home and a Dorma window to the front. A door leads through to the en-suite.

EN-SUITE

8'5" x 7'4" (2.57 x 2.24)

Complementing the principal bedroom is a modern white en suite. Fitted is a corner shower cubical, pedestal wash basin and a water closet. A Velux window opens out over the rear of the home. Ample space allows for storage furniture. Tiled finishings.

EXTERNAL

Outlined as follows:

REAR GARDEN

A generous sized rear garden with the benefit of having a side gate. The majority of the garden is laid to lawn with flower beds to the borders. Adjacent from the home is a patio creating a great space for lounging and dining during the warmer months. Please note the garden photos are from a previous year - awaiting updated images.

FRONT GARDEN

With an ornamental front wall to part of the boundary line, the property has an easy maintenance front garden laid mainly to shingle with some climbing plants.

PARKING

Tarmacked driveway allows parking for two vehicles, side by side.

N.B

The estate is adopted and there is a small charge for the upkeep of the common areas. Contact Butfield Breach for more information.


COUNCIL TAX BAND

Council Tax Band C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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

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