



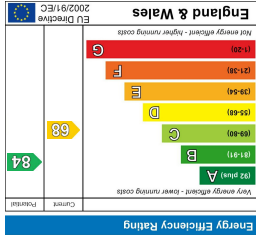
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GIRARF360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area
999.25 ft²
92.83 m²



11 Lyneham Way
Trowbridge, Wiltshire, BA14 7DR
£315,000

- Three Bedroom Extended Detached House in Cul De Sac
- Fitted Kitchen With Double Oven, Hob & Extractor
- Re Fitted Shower Room
- Attractive Gardens & Garage/Store
- EPC Rating-D
- Hall , Lounge/Dining Room
- Study/Family Room
- Gas Central Heating & PVCu Double Glazing
- NO ONWARD CHAIN



SITUATION

Lyneham Way is a mature popular cul de sac location situated off Green Lane towards the outskirts of town with good access to areas to walk a dog. The house also provides easy walking access to a Premier store on Green Lane serving day to day needs, a Chinese take away restaurant and Vets with in addition a Morrisons store situated in a garage on the West Ashton Road.

Trowbridge is the County Town of Wiltshire and has benefited from significant development, which is still on-going, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

DESCRIPTION

A mature extended 3 bedroom detached house situated in a cul de sac location towards the town outskirts. The property offers accommodation including entrance hall, a spacious lounge/dining room with feature coal effect gas fire, kitchen with built in double oven with 4 ring gas hob unit and extractor over and a useful study/family room. Upstairs are two double and a third single bedroom with a range of fitted or built in wardrobes and a re fitted shower room with a double walk in shower cubicle. The house further boasts gas central heating, PVCu double glazing, attractive mature private gardens to the rear and at the front a block paved driveway providing parking for two cars leading to a reduced size garage/store. NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

Canopy porch with PVCu double glazed front door and side panel to entrance hall. Entrance hall with stairs to first floor landing, under stairs cupboard and a further built in cupboard with shelving.

LOUNGE/DINING ROOM

14'0" x 11'6" plus 10'11" x 11'3" (4.29m x 3.53m plus 3.33m x 3.43m)
With a feature fire place with mantle over with marble insert, hearth and coal effect gas fire, two radiators, PVCu double glazed window to front and PVCu double glazed sliding patio doors to rear garden.

KITCHEN

9'1" x 8'4" (2.78m x 2.55m)
With a one and half bowl single drainer stainless steel sink unit with mixer taps over and drawers and cupboards under. Fitted with a range of base units and wall cupboards with laminate work surfaces over and tiled splash backs and incorporating a built in double oven with 4 ring gas hob unit and extractor over, space for under counter fridge and freezer plus space and plumbing for a washing machine. Vinyl flooring, PVCu double glazed window over looking rear garden, 4 spot lights and door to study/family room

STUDY/FAMILY ROOM

15'0" x 7'6" (4.59m x 2.30m)
Radiator, personal door to garage/store, laminate flooring, PVCu double glazed window to the rear and PVCu double glazed door to rear garden.

FIRST FLOOR LANDING

Access to roof space, a built in shelved airing cupboard with hot water cylinder and immersion heater, PVCu double glazed window to side.

BEDROOM ONE

12'11" x 11'9" (measured to back of fitted wardrobe (3.94m x 3.59m (measured to back of fitted wardrobe)
With a range of fitted wardrobes with shelving and hanging rail and further cupboards over the bed space, fitted dressing table & drawers, radiator and PVCu double glazed window to front.

BEDROOM TWO

10'5" x 9'9" (3.18m x 2.98m)
With a built in range of mirror fronted wardrobes with shelving and hanging rail, radiator, PVCu double glazed window to rear and a wash hand basin with cupboard under with louvred door.

BEDROOM THREE

8'7" x 8'8" (2.63m x 2.65m)
With a fitted bed with storage cupboards under and a range of fitted wall cupboards, radiator and PVCu double glazed window to front.

SHOWER ROOM,

Re fitted with a walk in double size shower cubicle with a Triton Excite electric shower, low level WC and an inset wash hand basin with vanity unit under.. Vinyl flooring, two inset down lights, extractor fan and two PVCu double glazed windows to rear.

EXTERNALLY

FRONT GARDEN

With a lawned area with gravel border inset and a double width block paved driveway providing parking for two cars leading to the garage/store and front door.

GARAGE/STORE

10'2" x 7'10" (3.11m x 2.40)
With a metal up and over door, power and light, a wall mounted Ideal Logic + gas boiler and a personal door to study/family room.

REAR GARDEN

With a paved patio area with pull out sun canopy and a brick built BBQ. The garden itself is mainly laid to lawn with well stocked flower and shrub borders, a timber built summerhouse, aluminium greenhouse, outside light and enclosed by wooden panel fencing with path and gate to side access.

SERVICES

Mains gas, water, drainage & electricity are connected. Heating is from The Ideal Logic gas boiler (NOT TESTED BY CHASE BUCHANAN)

COUNCIL TAX

The property is in Band D with the amount payable for the year 2024/25 being £2432.60.

VIEWING

To arrange a viewing please call us on 01225-341504 or email trowbridge@chasebuchanan.co.uk

CODE

24/04/2024 11221

