

for sale

£450,000



Brook Close Lyneham Chippenham SN15 4FN

Situated in a quiet cul-de-sac within the popular village of Lyneham, this well-presented four-bedroom detached home offers generous and versatile living space, perfect for modern family life. Viewing recommended.



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Ground Floor

Entrance Hall

Entrance door to front. Door to Cloakroom. Built in storage cupboard. Stairs to First Floor. Doors to Lounge, Study and Kitchen.

Lounge

Bay window to front. TV point. Radiator. Double doors through to Kitchen/Diner/Family Room.

Kitchen/Diner/Family Room

Amazing open space with window and French doors to rear aspect. The kitchen area is fitted with a matching range of base and wall units with complementary work surfaces over with an

inset composite sink, upgraded mixer tap, integrated oven and hob with cooker hood over. Further appliances. Breakfast bar. The family area has a seating area, double doors to rear and double doors to the Lounge.

Study

Window to front.

Utility Room

Sink unit, appliance space. Door to side aspect.



First Floor

Landing

Stairs from Ground Floor. Doors to bedrooms and bathroom.

Bedroom One

14' 7" x 11' 9" (4.45m x 3.58m)

Window to front. TV point. Radiator. Fitted wardrobes. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin, shower enclosure. Window to front.

Bedroom Two

11' 3" max x 10' plus recess (3.43m max x 3.05m plus recess)

Window to front. Radiator. TV point.

Bedroom Three

12' 9" x 9' 2" (3.89m x 2.79m)

Window to rear. Radiator.

Bedroom Four

10' 9" x 9' 4" (3.28m x 2.84m)

Window to rear. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath. Heated towel rail. Window to rear.

Outside

Front

Mature shrub borders. Driveway parking leading to the Garage.

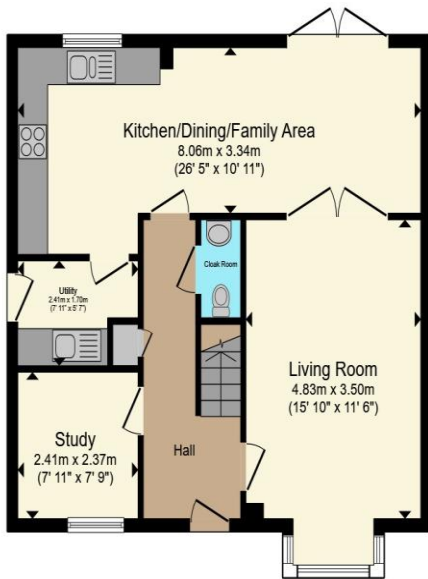
Single Garage

With up and over door, power and light. Personal door to garden.

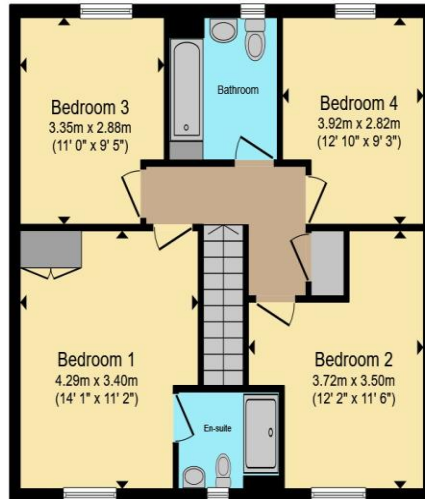
Rear Garden

Fully enclosed. Patio and lawn areas. Enclosed area for hot tub. Covered outside kitchen area. Aluminium gazebo.

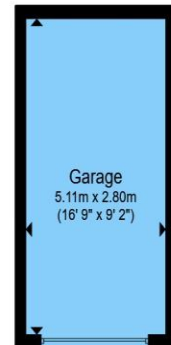




Ground Floor



First Floor



Garage

Total floor area 138.1 m² (1,487 sq.ft.) approx

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.propertybox.io



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Property Ref: CHM306621 - 0010

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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