



Lillybrook Estate, Chippenham, SN15 4AA

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PROPERTY SALES & LETTINGS



- No Onward Chain
- Study/Bedroom
- Living/Dining Room
- Garage & Parking
- Lovely Rear Garden

- Two/Three Bedrooms
- En-Suite Shower Room
- Kitchen/Breakfast Room
- Generous Plot

# 36 Lillybrook Estate Chippenham, SN15 4AA

**£179,995**

A spacious and well presented 45' x 20' residential park home originally sited in 1999, occupying a wonderful and well maintained plot, situated within the highly regarded, family-run site Lillybrook.

This generously proportioned home enjoys a practical and versatile layout, with a driveway to the side providing off-road parking leading to a single oversized garage, a valuable addition found with homes of this type.

Stepping inside, the welcoming entrance hallway leads to two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom is complemented by its own en-suite wet room, while a separate shower room serves the remainder of the accommodation. In addition, there is a useful study which could equally be utilised as a guest bedroom, hobby room or home office, depending on individual requirements.

The fitted kitchen offers ample storage and workspace, while the spacious living/dining room provides a bright and comfortable living area, ideal for both relaxing and entertaining.

Further benefits include uPVC double glazing and oil fired central heating.

An additional advantage is the favourable park commission structure, with a 5% sales commission payable to the park upon resale, compared to the more common 10% charged by many residential park home sites.

Lillybrook Park is a well-maintained and popular residential development, offering a peaceful lifestyle in a convenient location with excellent access to nearby amenities. This is an excellent opportunity to acquire a generously sized park home with flexible accommodation in one of the area's most sought-after residential park home communities.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £214.38  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

## Management Fee

**Pitch Fee: £214.38 per month**

**Gas: LPG**

**Electric: Mains**

**Water + Waster: Mains**

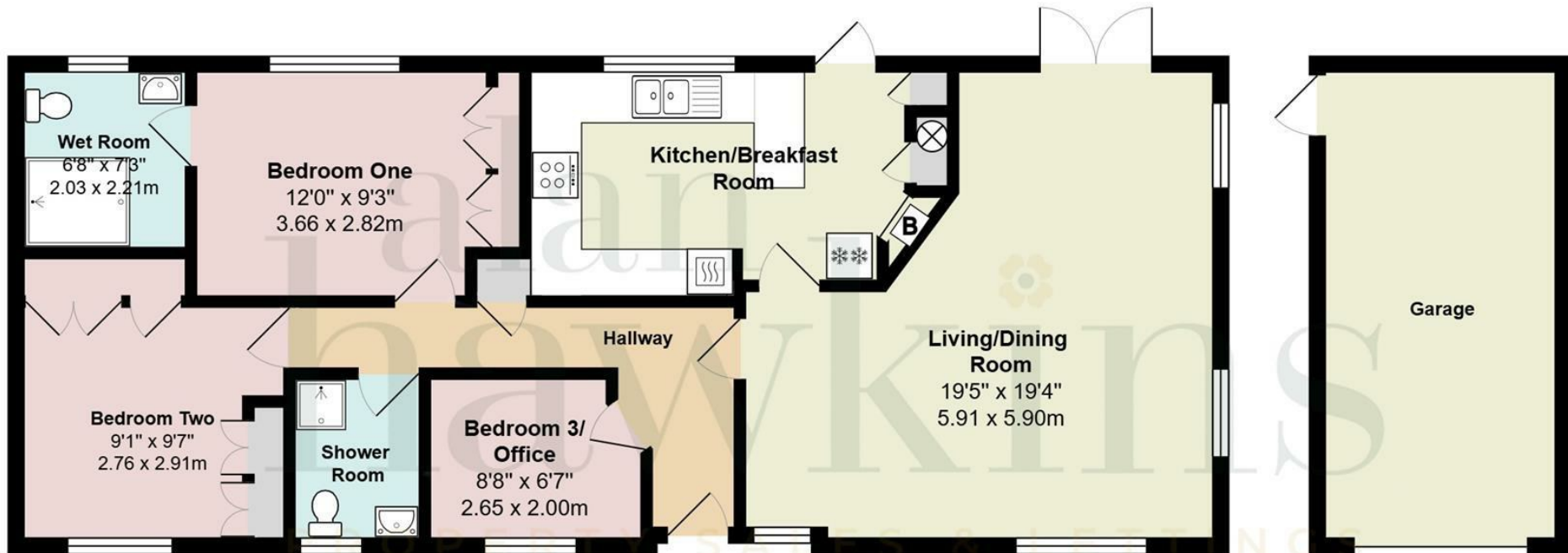
**No Dogs Permitted.**

**Residents of 50 and over to reside.**

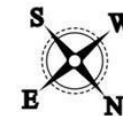








Total Area: 1138 ft<sup>2</sup> ... 105.7 m<sup>2</sup>



**Disclaimer:**

These floor plans are provided for guidance only and are not to scale.  
 All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.  
 Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.  
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## Alan Hawkins

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