



Nestled in the charming area of Lyneham, Webbs Court presents a well-appointed detached family home that is sure to impress. This delightful property boasts four spacious bedrooms, making it an ideal choice for families seeking comfort and space. The master bedroom features an en suite bathroom, providing a private retreat for relaxation.

The heart of the home is undoubtedly the impressive kitchen and dining area, which is perfect for both everyday meals and entertaining guests. The adjoining utility area adds practicality to the layout, ensuring that household chores are easily managed. The two reception rooms offer versatile spaces that can be tailored to your family's needs, whether for cosy evenings in or lively gatherings.

This property is equipped with UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find a well-maintained garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from off-road parking, a valuable feature in today's busy world.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and

the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Freehold

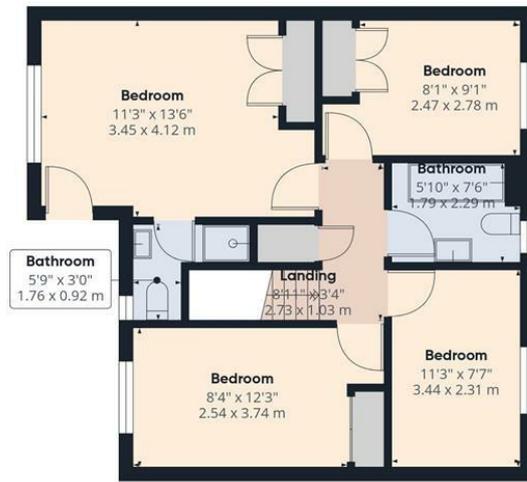






Ground Floor

Approximate total area⁽¹⁾
1168 ft²
108.4 m²

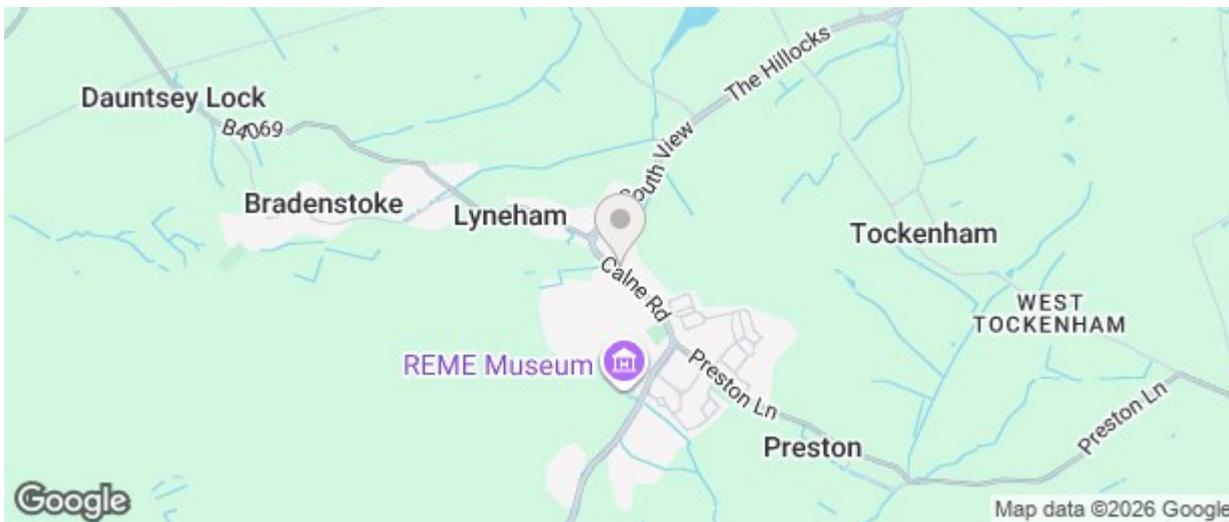


First Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing