






**Greenfield Estate, Chippenham Rd, Lyneham, Wiltshire**  
**£200,000**

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- 2023 Stately Albion Tredegar • Spacious 42' x 20' Home
- Two Double Bedrooms
- EnSuite To Main Bedroom
- Dual Aspect Lounge
- Separate Dining Room
- Modern Fitted Kitchen
- Low Maintenance Gardens
- Private Driveway Parking
- Over-50s Residential Park

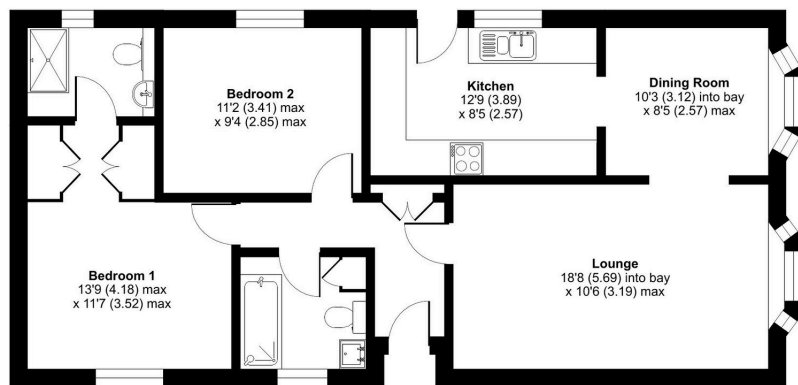


Situated within the popular Greenfields Estate in Lyneham, this beautifully presented 2023 Stately Albion Tredegar Contemporary (42' x 20') offers spacious, modern living exclusively for the over-50s. The accommodation comprises a bright and generous dual-aspect lounge with feature bay window and fireplace, a separate dining room, and a contemporary fitted kitchen with integrated appliances. There are two double bedrooms, the principal benefiting from fitted wardrobes and a stylish en-suite shower room, alongside a modern family bathroom. Outside, the home enjoys an attractive low-maintenance plot with paved seating areas, decorative borders and private driveway parking. Further benefits include LPG central heating, double glazing and the remainder of the manufacturer's warranty. Conveniently located close to village amenities, bus services and excellent road links to Royal Wootton Bassett, Chippenham and Swindon.



Chippenham Road, Lyneham, Chippenham, SN15

Approximate Area = 796 sq ft / 74 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for The Park Home Agency Ltd. REF: 1470789



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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure