



No Display Address Found
Chippenham

Offers in the Region of
£310,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Welcome to St Joseph's Way, a perfectly situated three bedroom semi-detached home on a quiet cul de sac within Lyneham. Only a stones throw from the well respected Lyneham primary school.

The Property - Entrance via a UPVC door into a spacious entrance hall. A handy WC is tucked away to the right, before providing access to the staircase and doorway into the living room. A good sized living room with window to front overlooking the cul de sac. Kitchen to the rear which has a variety of wall and base units with allocated space for a washing machine and freestanding fridge freezer. Integrated single oven, gas hob, extractor and stainless steel sink. French doors provide access into the conservatory which really is a great addition and is currently used as a dining room by the current vendors, with further French doors that provide access into the rear garden.

The first floor is home to three bedrooms. Two at the rear of the property are small doubles with an adjacent family bathroom with shower over bath. To the front the principle bedroom benefits from built in wardrobes and ensuite shower room.

The Grounds - The rear garden is fully enclosed and is well kept, mainly laid to lawn with raised decking creating a seating area and pathway to side gate. Adjacent parking for approx two vehicles in tandem.

The Situation - St Joseph's Way, Lyneham is situated between Royal Wootton Bassett and Calne within the beautiful Wiltshire Countryside and South Cotswolds and is just 10 minutes from the Swindon Junction 16 of the M4 Motorway, offering easy access to Bristol, Bath, Newbury, Reading and London. Public Transport via the No 55 Stagecoach Bus Service gives direct access to Swindon (including the fabulous Designer Outlet Centre and High Speed Rail Service to London), Royal Wootton Bassett, Calne, and Chippenham (with High Speed Rail Service to Bath, Bristol and the West Country).

Property Information -

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

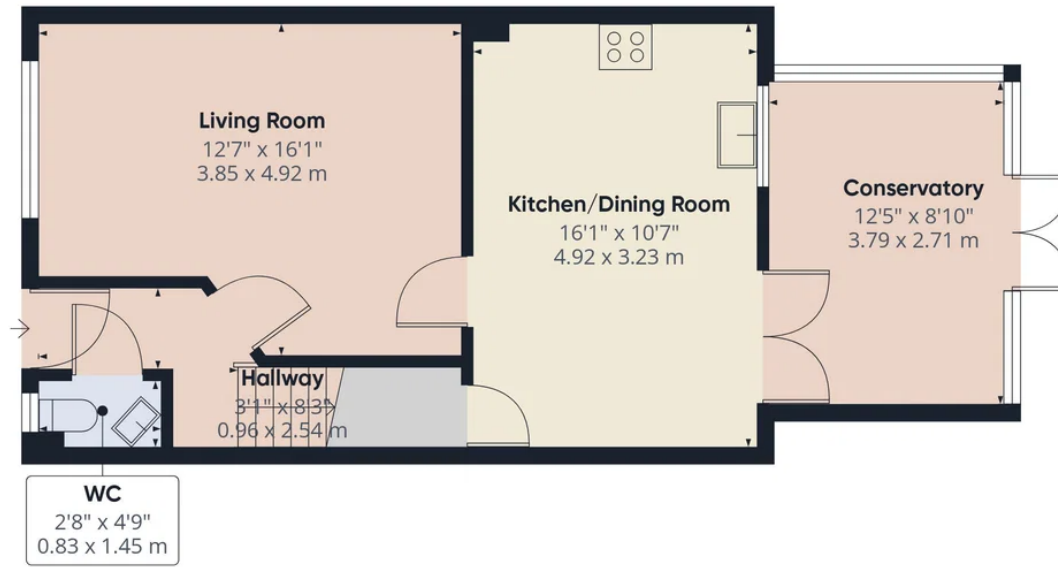
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Freehold with management fee of approx £300 per annum.

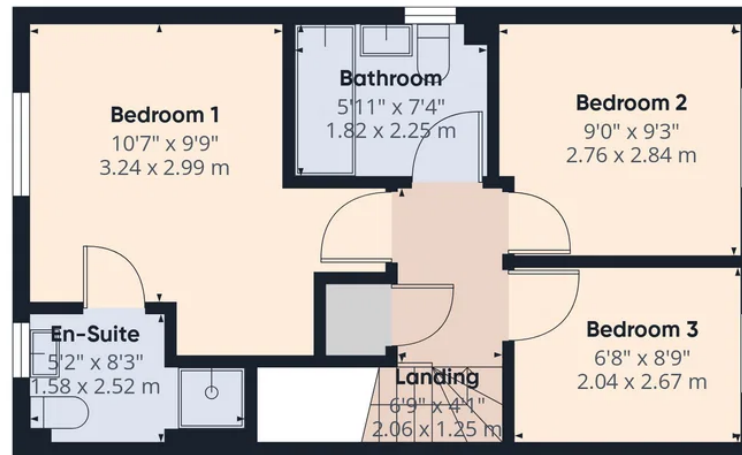






Ground Floor

Approximate total area⁽¹⁾
932 ft²
86.5 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.

GIRAFFE360

Calne Sales

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