



Victoria Drive, Lyneham, SN15 4TE

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS

- 
- Three Bedroom Semi-Detached
 - Three Car Driveway Parking
 - Modern Kitchen
 - Good Size Rear Garden
 - Gas Radiator Central Heating

- Attached Garage
- Beautifully & Tastefully Presented Throughout
- Lounge/Diner
- Upvc Double Glazing
- Viewings Recommended

alan
hawkins
PROPERTY SALES & LETTINGS

61 Victoria Drive Lyneham, SN15 4TE

£274,000

Situated on the fringes of Lyneham, this well presented three bedroom semi-detached home with planning permission (PL/2025/06164) offers generous living space, a private rear garden and excellent parking with a three car driveway and garage.

The accommodation begins with a separate entrance hallway leading to a spacious 23ft lounge/diner, providing a great open-plan living and entertaining space, complete with French doors opening onto the rear garden. The kitchen is fitted in a modern style and also benefits from direct access outside.

To the first floor, there are two comfortable double bedrooms, both well proportioned, with fitted wardrobes to bedroom two, alongside a single bedroom ideal as a nursery, home office or dressing room. A family bathroom completes the layout, fitted with a shower over the bath.

Externally, the property enjoys a fully enclosed rear garden of

approximately 45ft in length, offering a good degree of privacy and not directly overlooked. The space is well arranged with a combination of patio and decked seating areas, along with access into the attached garage via a personal door. To the front, an extended driveway provides off-road parking for multiple vehicles.

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

For further information or to arrange a viewing, contact Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

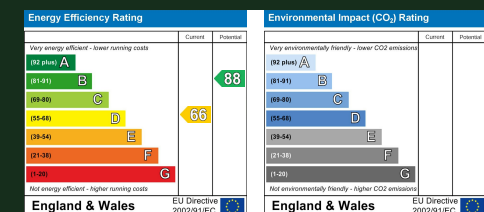
Tax Band C For year 2026/27 = £2150.33
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)
Internet Speeds: Upto 100 mbps (Ofcom)
Water + Waste: Mains
Electric: Mains
Gas: Mains

Energy Efficiency Rating (England & Wales)









Post Extension Ground Floor
Area: 606 ft² ... 56.3 m²



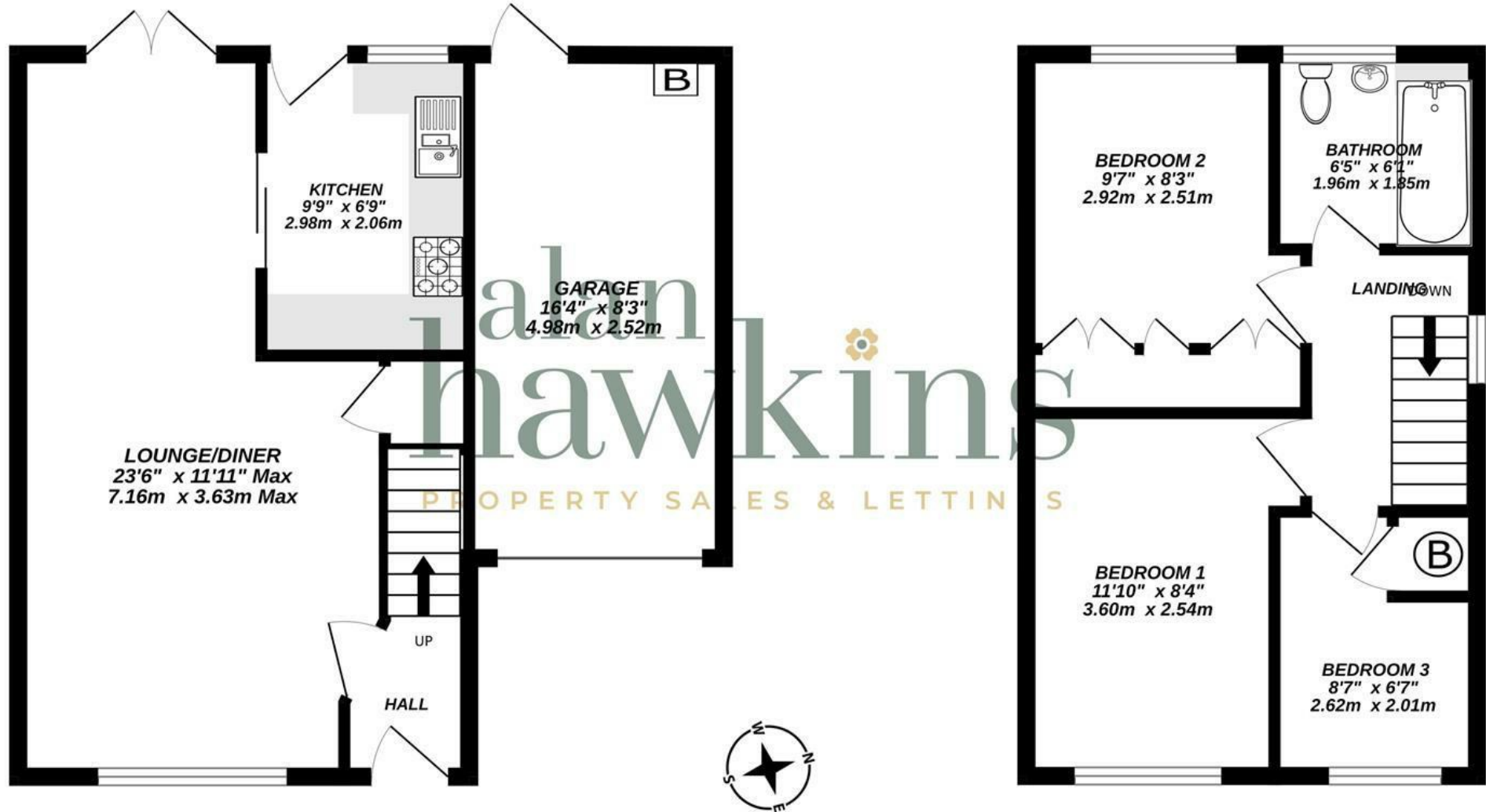
Post Extension First Floor
Area: 484 ft² ... 45.0 m²

Total Area: 1090 ft² ... 101.3 m²

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.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

