

Victoria Drive, Lyneham, SN15 4TE

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- 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

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61 Victoria Drive
Lyneham, SN15 4TE

£265,000

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

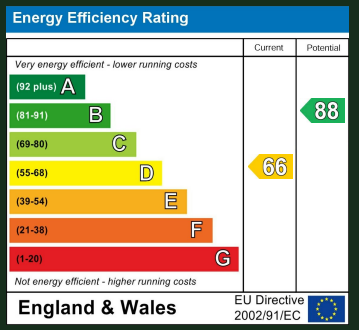
Tax Band C For year 2026/27 = £2150.33
For information on tax banding and rates, please call Wiltshire Council

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)














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

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



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

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The Property Ombudsman