

for sale

£425,000



## Brook Close Lyneham Chippenham SN15 4FN

Situated in a quiet cul-de-sac within the popular village of Lyneham, this well-presented four-bedroom detached home offers generous and versatile living space, perfect for modern family life. Viewing recommended.



# Brook Close Lyneham Chippenham SN15 4FN

## Description

Situated in a quiet cul-de-sac within the popular village of Lyneham, this well-presented four-bedroom detached home offers generous and versatile living space, perfect for modern family life.

The property welcomes you with a bright entrance hallway leading to a spacious living room, ideal for relaxing and entertaining. A well-appointed kitchen/diner/family room provides the heart of the home, featuring ample storage, worktop space, and room for family dining, with convenient access to the rear garden. Additional ground floor benefits include a separate utility room, a downstairs WC, and a second reception room that could be used as a study, playroom, or snug.

Upstairs, the property boasts four good-sized bedrooms, including a principal bedroom with built-in storage and en-suite facilities. The remaining bedrooms are served by a modern family bathroom, making this home ideal for growing families.

Externally, the property benefits from a private enclosed rear garden, perfect for outdoor entertaining or children's play, along with a driveway and garage providing ample off-road parking.

Located within easy reach of local amenities, schools, and transport links, including access to nearby towns such as Chippenham and Swindon, this home offers both convenience and a peaceful village setting.



## Ground Floor

### Entrance Hall

Entrance door to front. Door to Cloakroom. Built in storage cupboard. Stairs to First Floor. Doors to Lounge, Study and Kitchen.

### Lounge

17' 9" x 11' 3" ( 5.41m x 3.43m )

Bay window to front. TV point. Radiator. Double doors through to Kitchen/Diner/Family Room.

### Kitchen/Diner/Family Room

Amazing open space with window and French doors to rear aspect. The kitchen area is fitted with a matching range of base and wall units with complementary work surfaces over with an inset composite sink, upgraded mixer tap, integrated oven and hob with cooker hood over. Further appliances. Breakfast bar. The family area has a seating area, double doors to rear and double doors to the Lounge.

### Study

Window to front.

### Utility Room

Sink unit, appliance space. Door to side aspect.

## First Floor

### Landing

Stairs from Ground Floor. Doors to bedrooms and bathroom.

### Ensuite

Suite comprising low level WC, wash hand basin, shower enclosure. Window to front.

### Bedroom Two

11' 3" max x 10' plus recess ( 3.43m max x 3.05m plus recess )  
Window to front. Radiator. TV point.

### Bedroom Three

12' 9" x 9' 2" ( 3.89m x 2.79m )  
Window to rear. Radiator.

### Bedroom Four

10' 9" x 9' 4" ( 3.28m x 2.84m )  
Window to rear. Radiator.

### Bathroom

Suite comprising low level WC, wash hand basin and panelled bath. Heated towel rail. Window to rear.

### Bedroom One

14' 7" x 11' 9" ( 4.45m x 3.58m )  
Window to front. TV point. Radiator, Door to Ensuite.

## Outside

### Front

Mature shrub borders. Driveway parking leading to the Garage.

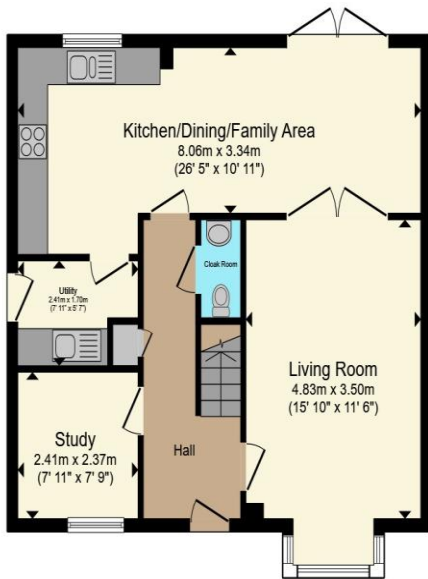
### Single Garage

With up and over door, power and light. Personal door to garden.

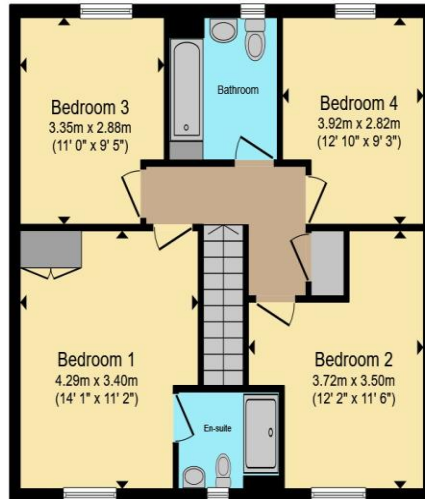
### Rear Garden

Fully enclosed. Patio and lawn areas. Enclosed area for hot tub. Covered outside kitchen area. .

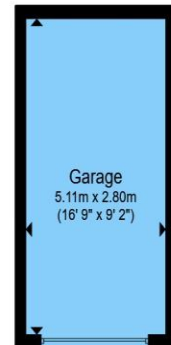




**Ground Floor**



**First Floor**



**Garage**

Total floor area 138.1 m<sup>2</sup> (1,487 sq.ft.) approx

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Council Tax Band: C

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