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# Hales Close, Lyneham, SN15 4NU

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- 4 Bedroom Detached Bungalow
- Double Garage
- Lounge with Log Burning Stove
- Stunning En-Suite Bath/Shower Room
- c4 Car Driveway
- Extended
- SHOW HOME CONDITION
- Attractive Sun Lounge with Tri-Fold Patio Doors
- Surrounding Gardens
- Fringe of Village Location

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# 1 Hales Close
# Lyneham, SN15 4NU

## £535,000

A stunning four-bedroom detached bungalow, situated within a small and exclusive private close of just three properties. The home has been thoughtfully extended and significantly improved by the current owners, resulting in a superb “turn-key” residence presented to an exceptional standard throughout.

The internal accommodation comprises a welcoming entrance hall with cloakroom and a separate airing cupboard. The impressive triple-aspect lounge features a log-burning stove and French doors opening onto the rear garden, flowing seamlessly into a recently added sun lounge with pitched roof, three feature windows and tri-folding doors that further enhance the connection to the outdoors.

The well-appointed and stylish kitchen offers ample storage and is equipped with an integrated oven, induction hob and microwave combination oven, along with a dedicated utility cupboard primed and ready for housing a stacked washing machine and tumble dryer. There are four generously proportioned bedrooms, one of which is currently utilised as an additional sitting room. The principal bedroom benefits from a beautifully finished en-suite bath/shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the property is surrounded by attractive gardens, with gated side access leading to enclosed rear and side gardens that have been tastefully landscaped and feature an impressive decked pergola area, ideal for outdoor entertaining. To the front, there is a large driveway providing ample off-road parking, complemented by a generous double garage.

Further features include replacement uPVC double glazing and oil-fired central heating via a modern replacement A-rated boiler.

This is a truly outstanding bungalow presented in show-home condition and certain to appeal to discerning buyers. Early viewing is highly recommended.

Contact Alan Hawkins Property Sales to arrange your viewing.




### Viewings

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

### Council Tax: Wiltshire Council

Tax Band F For year 2025/26 = £3,327.76
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

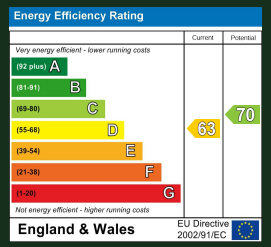
### Tenure

Freehold

### Management Fee: N/A

Water & Waste: Mains
Electric: Mains
Gas: None
Heating: Oil
Flood Risk: Very Low (Environmental Agency)
Internet Speeds Up to 100 mbps (Ofcom)

### Energy Efficiency Rating (England & Wales)




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GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.




DOUBLE GARAGE
358 sq.ft. (33.3 sq.m.) approx.




TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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.
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