



Calne Road, Lyneham, SN15 4PL

offers in excess of **£475,000**

**richard  
james**



freehold energy  
efficiency rating

C

An Individually designed 4/5 bedroom detached family home of over 2000 sq. ft, constructed in 1986 and subsequently benefitting from being VASTLY EXTENDED. The property is located in the village of Lyneham offering a Tesco Express, Co- Op, Barbers, Primary School and bus links to Royal Wootton Bassetts Academy Secondary School.

The property in our opinion offers deceptively spacious and flexible family accommodation. It boasts UPVC double glazing, gas to radiator central heating, sitting room with wood burner, re-fitted modern kitchen with utility area, dining room and a conservatory. Upstairs, there is a Master Bedroom with EnSuite Shower Room and a large dressing room currently used as a study that would make a brilliant nursery, hobby room or lavish walk in wardrobe. There are three further bedrooms and a really lovely re-fitted bathroom.

Outside, the property benefits from a garage with electric car charger, stunning rear garden giving a brilliant space for the kids to run themselves out of energy, and OFF ROAD PARKING FOR 4/5 VEHICLES. The property is well positioned in the popular village and offers easy access to all local amenities and J16 of the M4.

A lovely, deceptively spacious family property and one not to be missed.

Welcome Home...







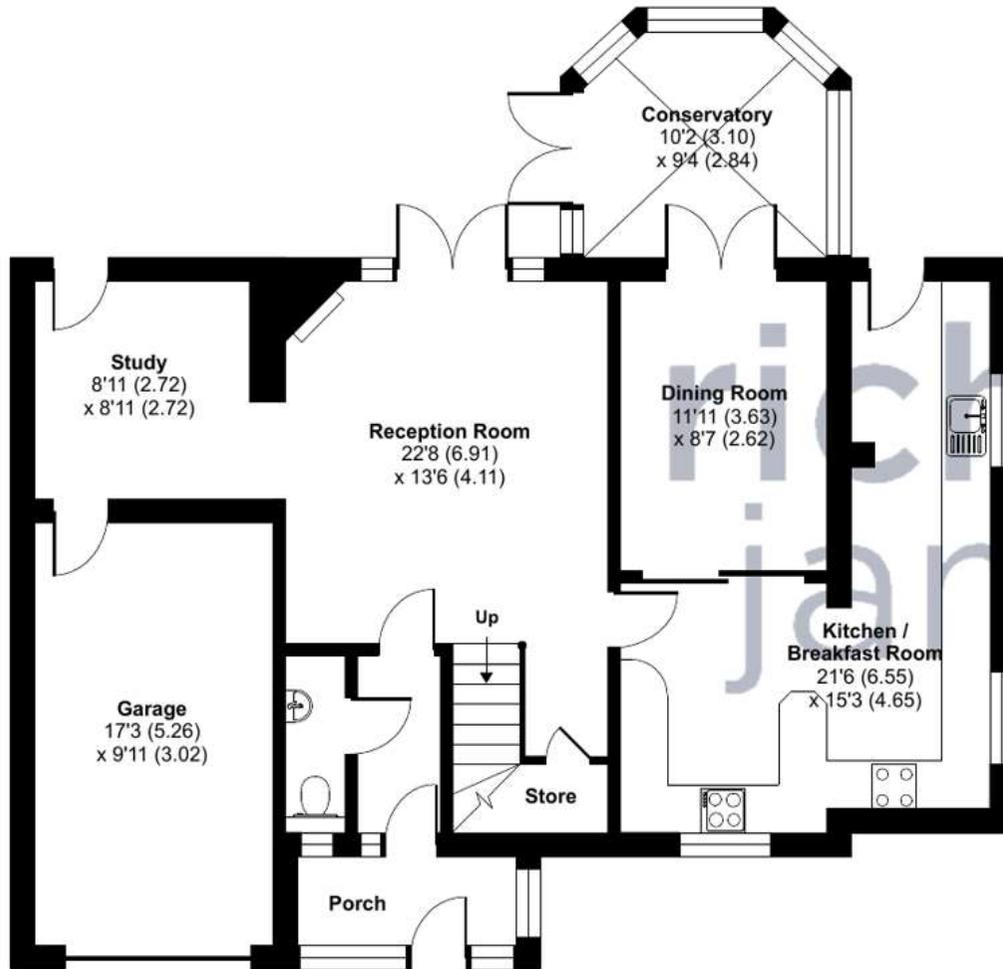
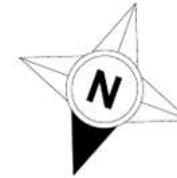
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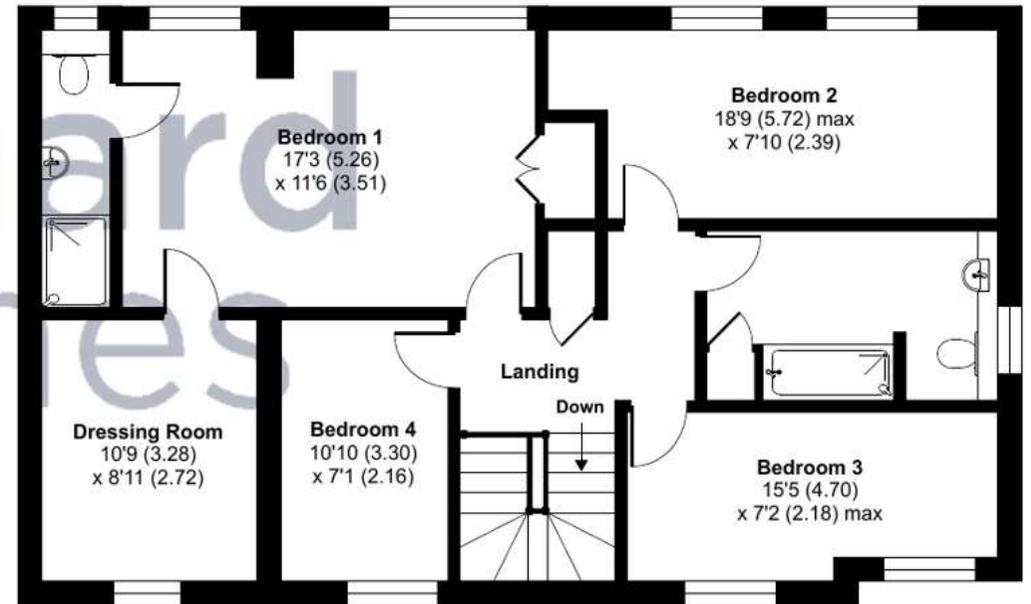


Approximate Area = 2009 sq ft / 186.6 sq m (includes garage)

For identification only - Not to scale



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call us for a free valuation on your property

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High Street | Royal Wootton Bassett | SN4 7AY

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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