



Victoria Drive, Lyneham, SN15 4TF

guide price **£335,000**

**richard
james**



freehold energy efficiency rating

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Introducing a stunning three-bedroom link-detached family home, featuring impressively large gardens, nestled in the desirable village of Lyneham. Ideally situated between the charming towns of Chippenham, Royal Wootton Bassett, and Calne, this property offers a perfect blend of comfort and convenience.

Upon entering, you're greeted by a spacious entrance hall that leads into a bright living room adorned with a bay window. The dining room boasts sliding doors that open up to the expansive south-facing rear garden, creating a seamless connection to outdoor living. The kitchen is complemented by a separate utility room and a convenient cloakroom. Upstairs, you'll find three generously sized bedrooms along with a newly fitted modern family bathroom.

The rear garden is a delightful outdoor space, fully enclosed with side access and primarily laid to lawn, complete with a patio area for relaxation and entertaining.

At the front, you'll find driveway parking for two vehicles, along with a garage, providing ample storage and convenience. There's also excellent potential to extend, subject to planning permission.

Additional features include efficient gas radiator central heating via a combination boiler and uPVC double glazing throughout.

Welcome Home...







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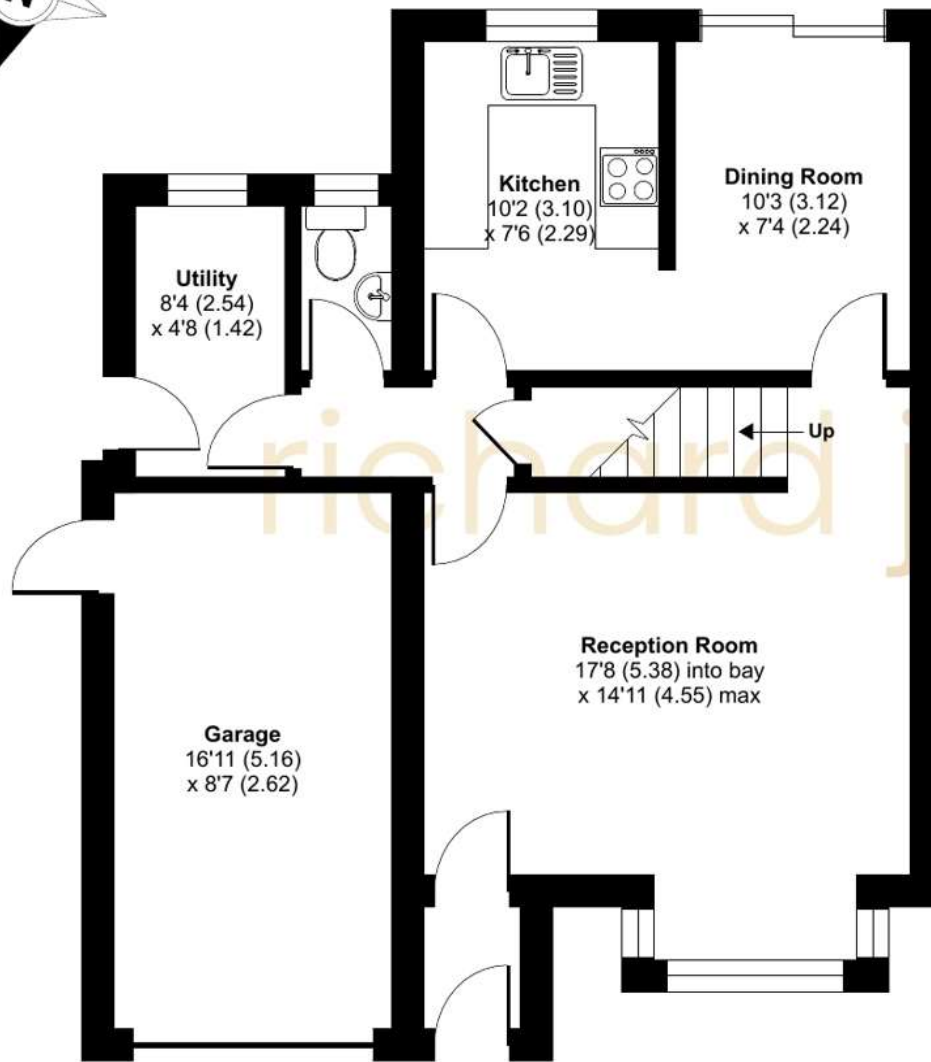
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Approximate Area = 900 sq ft / 83.6 sq m

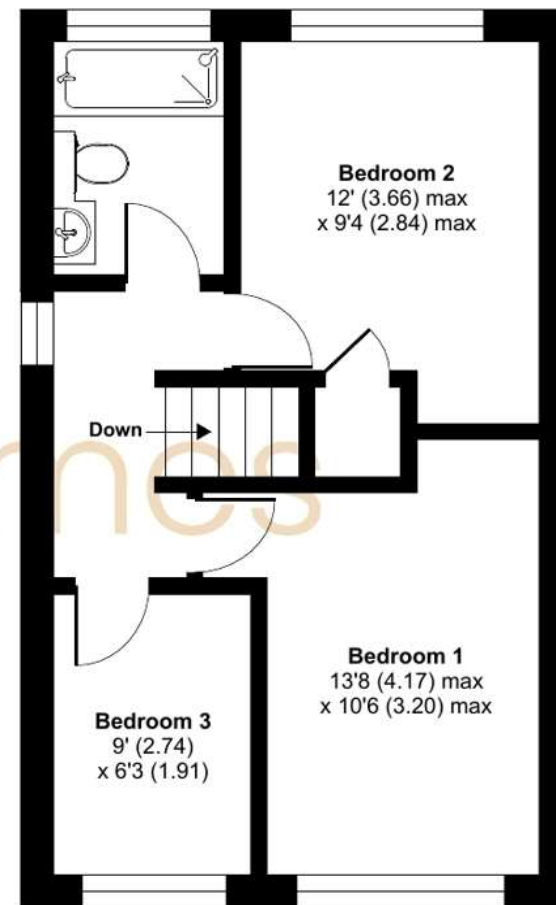
Garage = 145 sq ft / 13.5 sq m

Total = 1045 sq ft / 97.1 sq m

For identification only - Not to scale



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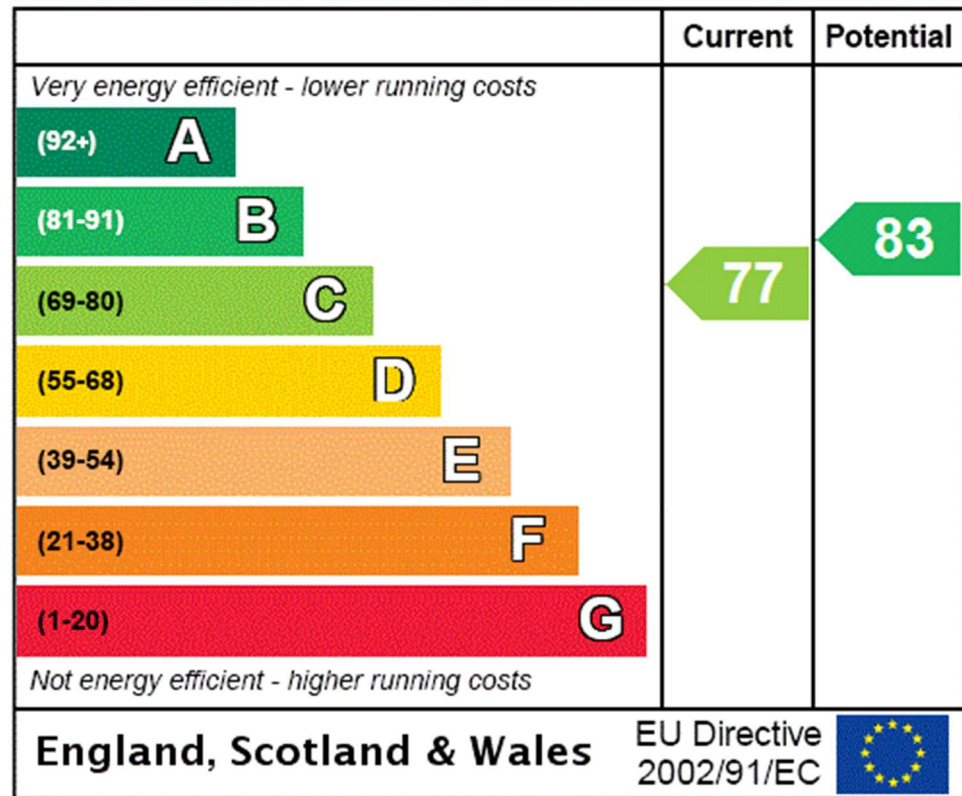
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Energy Efficiency Rating



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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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