



⑨ 64 Britannia Crescent, Lyneham, Chippenham, Wiltshire, SN15 4AN

⌚ £350,000

An extended, reconfigured and significantly improved four bedroom family home, situated in a quiet cul-de-sac, offering generous and flexible internal accommodation alongside landscaped gardens, and ample off-road parking.

- Generous Family Home
- Extended & Reconfigured Accommodation
- Four Double Bedrooms
- Master with En-Suite & Walk-in Wardrobe
- Newly Appointed Wren Kitchen / Diner
- Brand New Family Bathroom
- Dual-Aspect Living Room with Log-Burner
- Landscaped Garden with Workshop
- Ample Off-Road Parking
- Quiet Cul-De-Sac

❖ Freehold

⌚ EPC Rating C



A well-located and well-presented four bedroom end of terrace family home, situated in a quiet cul-de-sac in the popular village of Lyneham. This fantastic home has been tastefully reconfigured and significantly improved by the current owners, to offer a spacious and flexible home, perfect for modern family living.

The accommodation is arranged over three levels, and comprises; entrance hall, dual-aspect living room with log-burner, modern Wren kitchen / breakfast room, and utility room / cloakroom, to the ground floor.

To the first floor are three double bedrooms, including the master bedroom with en-suite and dressing room, and newly appointed, stylish family bathroom. The internal accommodation is completed on the 2nd level with an additional bedroom, and large storage area / room.

Externally this home benefits from a well-proportioned and landscaped rear garden, complete with its own workshop with power, front garden, and off-road parking for multiple vehicles.

Additional benefits include recently appointed double glazing and external doors.

Situation

Lyneham is a popular village on the edge of the Dauntsey Vale offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with its mainline rail links to London Paddington and Bristol.

Property Information

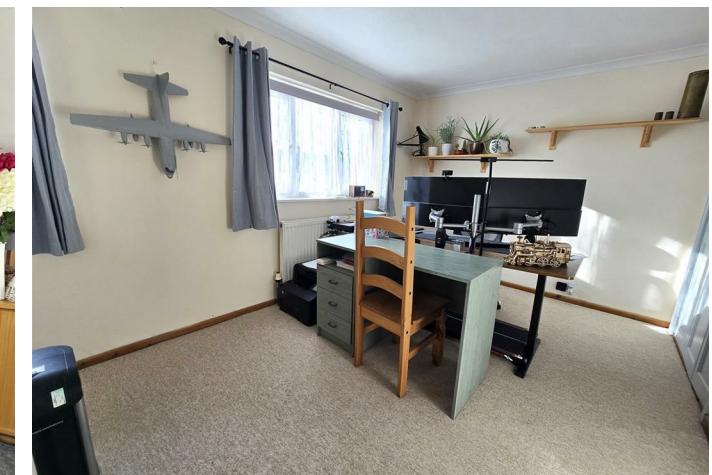
Tenure: Freehold

Council Tax Band: C

EPC Rating: C

All mains services connected

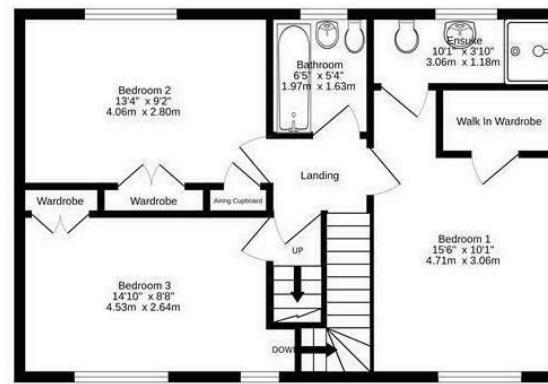
Gas central heating



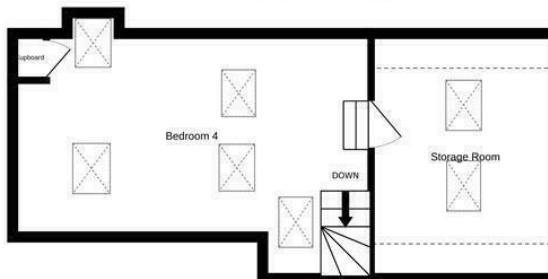
GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 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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