

alan
hawkins

PROPERTY SALES & LETTINGS



alan
hawkins

PROPERTY SALES & LETTINGS



17 Webbs Court, Lyneham, SN15 4TR

- 
- Four Bedroom Detached Family Home
 - Rear Extension
 - Landscaped Garden
 - Open Plan Kitchen/Diner/Family Room
 - Utility + Cloakroom
 - En-suite Shower Room
 - Four Generous Bedrooms
 - Attached Garage
 - Extended Block Paved Driveway

17 Webbs Court, Lyneham, SN15 4TR

Offers in excess of £425,000

Another wonderful opportunity to purchase an EXTENDED four bedroom detached family home with open plan kitchen/breakfast/family room pleasantly situated in a cul-de-sac location backing onto open farmlands within the village of Lyneham and being walking distance of the local village amenities including the local primary school, and for easy access to the neighbouring towns of Royal Wootton Bassett c 4 miles, Calne c5 miles and Chippenham c9 miles.

Constructed in 1997 by Westbury Homes to the 'Goodwood' style, the internal accommodation comprise an entrance hallway, a generous living room featuring a gas flame fire place, an open plan kitchen/breakfast/family room and a separate utility room and cloakroom off the kitchen.

The first floor incorporates a family bathroom and four good size bedrooms, three of which are double in size and boasts built in wardrobes whilst the impressive master bedroom also benefits an en-suite shower room. Outside to the front is an extended block paved driveway leading to the integral garage and side gated access through to rear landscaped garden laid to lawn backing onto open farmlands. Further attributes include uPVC double glazing and gas central heating.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Lyneham

Lyneham is a large village in north Wiltshire, England, within the civil parish of Lyneham and Bradenstoke, and situated 4 miles (6.4 km) southwest of Royal Wootton Bassett, 5.5 miles (8.9 km) north of Calne and 11 miles (18 km) southwest of Swindon. The village is on the A3102 road between Calne and Wootton Bassett.

The part of Lyneham village close to the parish church is known as Church End. The civil parish includes the village of Bradenstoke and the hamlets of Preston[2] and The Banks.

Council Tax - Wiltshire Council

Tax Band E For year 2022/23 = £2,436.50

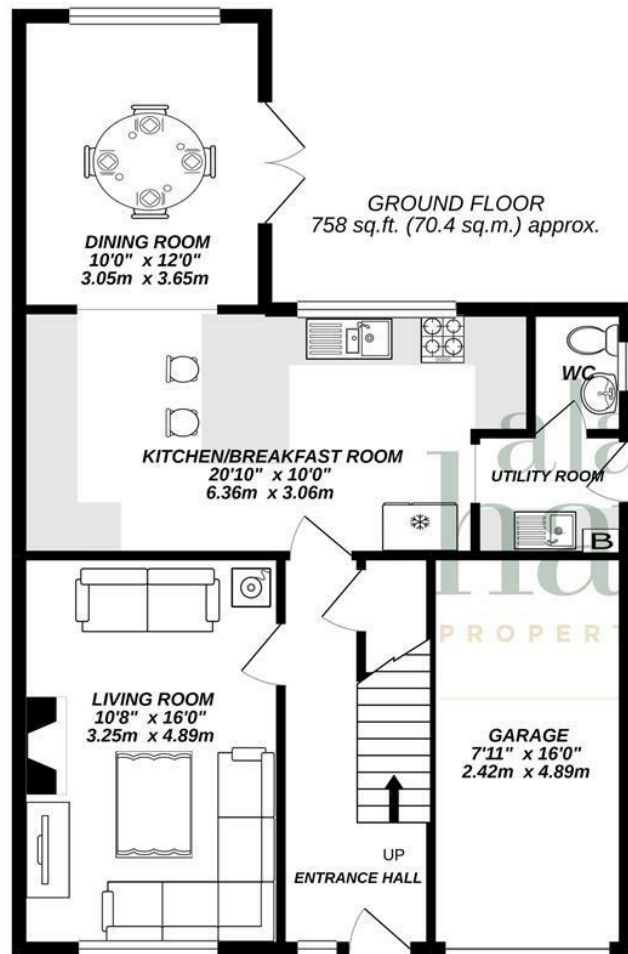
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109











TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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.

Made with Metropix ©2021

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA
Telephone SALES: 01793 840222 or LETTINGS 01793 855222
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



naaa | propertymark
PROTECTED