alan hawkins
PROPERTY SALES & LETTINGS

2 Sycamore Close, Lyneham, SN15 4TG

• Three/Four Bedroom
• Extended End Of Terrace
• Versatile Accommodation
• Ground Floor Shower Room
• Utility Area
• Driveway Parking
• Enclosed Rear Garden
• uPVC Double Glazing
• Gas Radiator Central Heating

2 Sycamore Close, Lyneham, SN15 4TG

£225,000

A versatile, three/four bedroom end of terrace EXTENDED house being offered for sale with NO ONWARD CHAIN a cul-de-sac location within the village of Lyneham.

The accommodation comprises an entrance hallway, downstairs shower room, play room/bedroom four, lounge/diner, a lean-to modern kitchen to the rear and a utility area (easily converted back to a kitchen). To the first floor is a family bathroom and three bedrooms, two of which being double in size with bedroom one extended to the front.

Outside to the rear is a low maintenance garden being fully enclosed with rear gated access whilst to the front is driveway parking for two vehicles.

Further attributes include uPVC double glazing and gas radiator central heating. To arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222.

uPVC front entrance door to the:

Entrance Hallway

Tiled flooring. Textured ceiling. Ceiling light. Single panelled radiator. Staircase with a 90 degree turn to the first floor landing. Telephone point. Door to the:

Downstairs Shower Room

Tiled flooring. Textured ceiling. Ceiling light. Obscured uPVC double glazed window to the front elevation. Single panelled radiator. Close coupled WC. Pedestal wash hand basin. Corner shower cubicle with electric shower over. Timber framed glass panelled door to the:

Living Room

18'4 x 10'4 (5.59m x 3.15m)

Laminate flooring. Textured and coved ceiling. Two single pendant lights. Double panelled radiator. TV point. Sky point (subject to contract)Gas fire place on a stone hearth with timber mantle piece surround. uPVC sliding patio doors to the lean to kitchen area. Timber framed glass panelled door to the:

Play Room/Downstairs Bedroom

16'8 x 17'8 (5.08m x 5.38m)

Wood effect flooring. Textured and coved ceiling. Single pendant light. uPVC double glazed window to the front elevation. Double panelled radiator.

Utility Area

13'11 x 5'10 (4.24m x 1.78m)

Tiled flooring. Textured ceiling. Two ceiling lights. uPVC double glazed window to the rear (covered up). Stone effect roll top work surface with integrated stainless one and a half bowl sink with side drainer. Splash back tiled surround. Cupboard under. Plumbing for washing machine. Integrated four ring gas hob with extractor hood over. Space and plumbing for tumble dryer. Space for oven. A range of matching wall and base units. Single panelled radiator. Wall mounted 'Ideal' classic boiler.

From the Living Room sliding patio doors to the:

Lean To Kitchen Area

14'9 x 9'7 (4.50m x 2.92m)

Vinyl tiled flooring. Poly-carbonate roof. Two four way track spotlights. uPVC double glazing surrounding. Electric wall heater. uPVC double glazed patio doors to the rear garden. Marble effect square top work surface with integrated electric four ring hob with oven under. Extractor hood over. Resin sink with side drainer. Cupboard under. Space and plumbing for dishwasher. Space and plumbing for up right fridge freezer. Set of drawers. Three single base units. One larder unit. Two double wall units.

First Floor Landing

Laminate flooring. Textured ceiling. Single pendant light. Loft hatch to a partially boarded loft storage area. Door to airing cupboard housing the hot water cylinder with immersion heater and slatted shelving. Door to:

Bedroom Three
12'5 x 7'2 (3.78m x 2.18m)
Laminate flooring. Textured ceiling. Single pendant light. uPVC double glazed window to the rear elevation. Single panelled radiator.

Bedroom Two
11'5 x 9'1 (3.48m x 2.77m)
Laminate flooring. Textured ceiling. Three way spotlight. uPVC double glazed window to the rear elevation. Single panelled radiator. Double fitted wardrobes with full height mirrored sliding doors and rail and shelving.

Bedroom One
17'11 x 7'4 (5.46m x 2.24m)
Laminate flooring. Textured ceiling. Ceiling light. uPVC double glazed window to the front elevation. Single panelled radiator. Two sets of fitted wardrobes with full height mirrored sliding doors with shelving and hanging rails.

Family Bathroom
7'10 x 5'4 (2.39m x 1.63m)
Tiled flooring. Textured ceiling. Ceiling light. Extractor fan. Single panelled radiator. Obscured uPVC double glazed window to the front elevation. Close coupled WC. Panelled bath with shower mixer tap over. Splash back tiled surround. Pedestal wash hand basin.

Outside Front
Block paved driveway to the front providing parking for two vehicles.

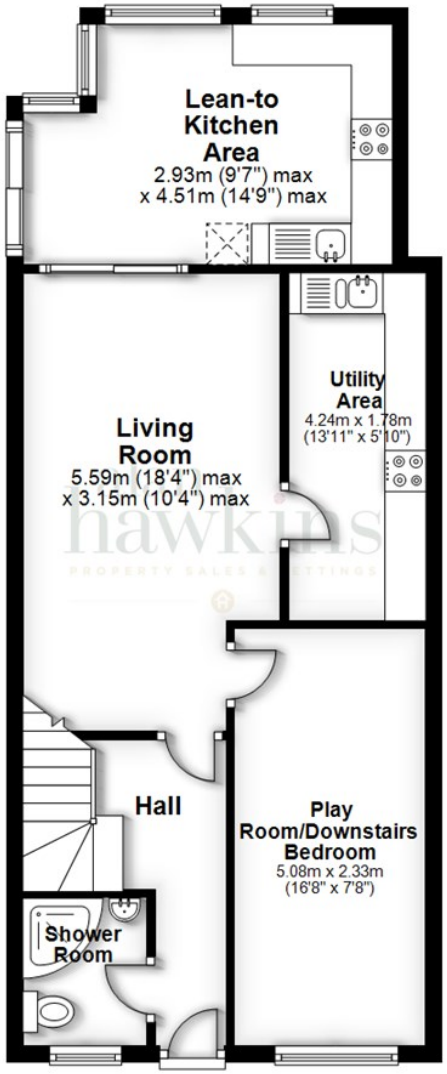
Rear Garden
Rear gated access. Low maintenance fully enclosed garden enclosed by brick walling and fencing. Hard standing for shed. Westerly facing garden

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

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

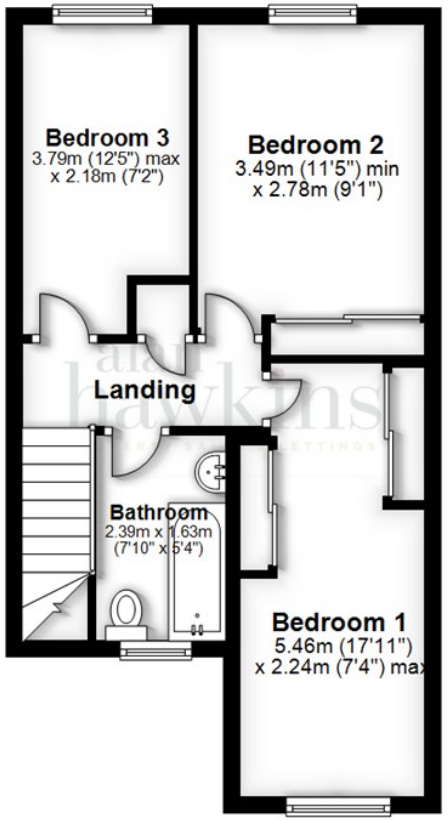
Ground Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 101.6 sq. metres (1094.0 sq. feet)

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PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA
National Association of Estate Agents

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Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

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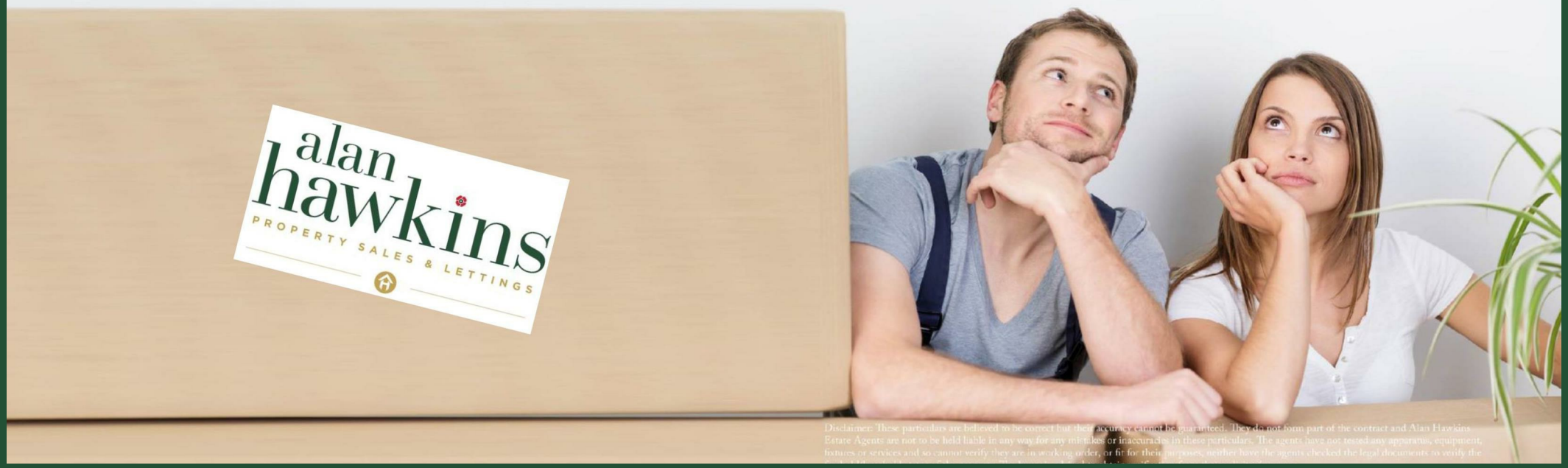

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