

alan
hawkins

PROPERTY SALES & LETTINGS



123 Lillybrook Estate, Lyneham, SN15 4AA

- Brand New Park Home
- 42' x 22'
- Sited and Ready for Occupation NOW
- Fully Furnished
- uPVC Triple Glazing
- Over Sized Garage + 2 Additional Driveway Parking
- Luxury Living for the over 50's
- Landscaped Gardens
- Viewing Recommended
- High Specification



123 Lillybrook Estate, Lyneham, SN15 4AA

POA

A brand new 42' x 22' Prestige Sonata sited and ready for occupation now. This stunning, high specification park home sited on the ever popular and desirable residential site 'Lillybrook Estate' enjoys delightfully landscaped gardens and a newly sited oversized garage complete with electric roller door.

The property is available for occupation now and comes fully furnished. Exclusively for the over 50's and sited in a cul-de-sac of similar calibre homes, this property enjoys various upgrades that include, but not limited to UPVC Triple Glazing, Radiator central heating powered Energy efficient Air Source Heat Pump, above standard insulation levels throughout and insulated SIP flooring.

The accommodation in brief comprises a spacious Lounge/Diner, a beautifully presented kitchen with high end integrated appliances, main bathroom, a stunning master bedroom with Walk-in wardrobe, en-suite shower room with a double width shower and monsoon shower head, bedroom two with built-in wardrobes and hallway with two useful storage cupboards.

For a more information, or to request a virtual or physical viewing, please call Alan Hawkins Property Sales on 01793 840222.

Council Tax - Wiltshire Council

Tax Band 'A'

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

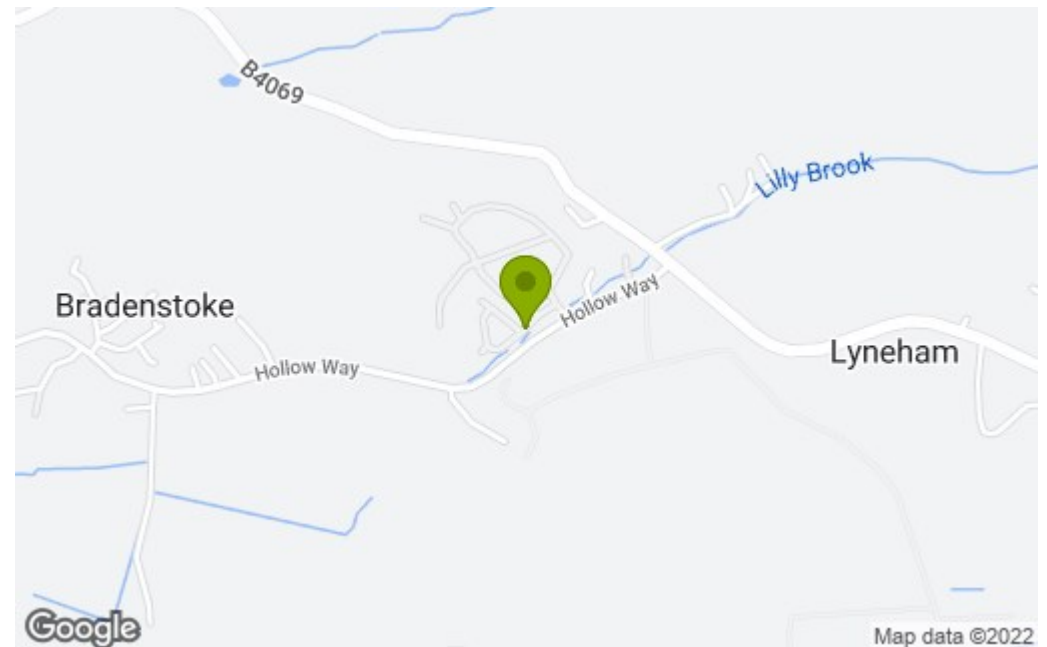
Lillybrook

LUXURY LIVING FOR THE OVER 50's.

Lillybrook Estate is situated in the North Wiltshire countryside located between the villages of Bradenstoke and Lyneham and is a registered residential site exclusively for the over fifties.

Being predominantly open plan gardens, as a site they are unable to accommodate dogs, although visitors are welcome to bring their dog provided it is kept on a lead.

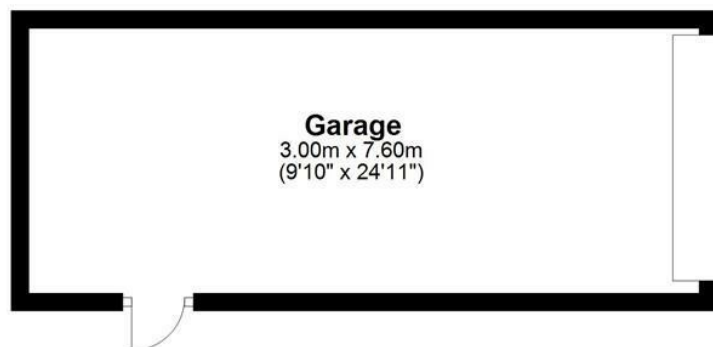
The 2020 Pitch Fee is £421.26 per quarter and the Garage Rent is £95.28 per quarter. This comes to a Total of £523.25





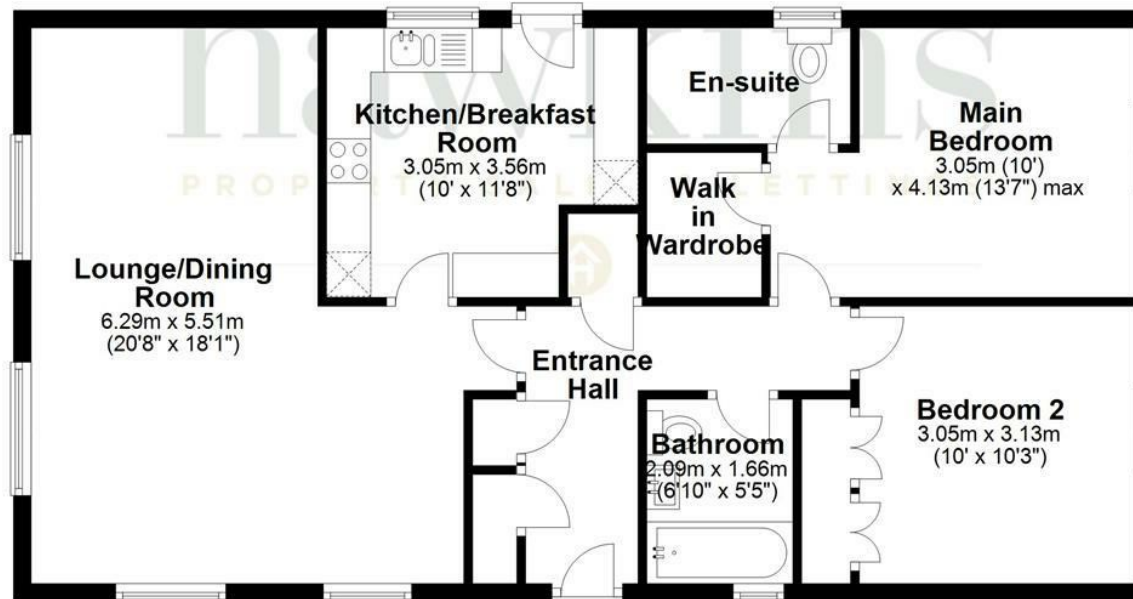






Ground Floor

Main area: approx. 78.4 sq. metres (843.9 sq. feet)
Plus garages, approx. 22.8 sq. metres (245.5 sq. feet)



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Plan produced using PlanUp.

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alanhawkins.co.uk



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