



95 Chippenham Road, Lyneham, SN15 4NY

- Three Double Bedroom
Semi-Detached
- Planning Approved For A
Four Bedroom Detached
- Large Plot
- Kitchen/Breakfast Room
- Conservatory
- uPVC Double Glazing
- En-Suite To Master
Bedroom
- Oil Fired Central Heating



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Guide price £365,000

A RARE and FANTASTIC OPPORTUNITY to acquire this 1930's three bedroom semi-detached property occupying a large parcel of land with APPROVED FULL PLANNING PERMISSION (17/12069/FUL) for a FOUR BEDROOM DETACHED HOUSE pleasantly located in the popular village of Lyneham. The main accommodation comprises an entrance porch, cloakroom, kitchen/breakfast room, downstairs bathroom, rear lobby, living room and conservatory whilst to the first floor are three good sized bedrooms with the master having an en-suite shower room. The private rear garden being mainly laid to lawn currently measures approximately 80ft in length and 100ft wide whilst to the front with an open aspect is a well maintained front garden and driveway with parking for several vehicles.

Further attributes include uPVC double glazing and oil fired central heating.

For more details or to arrange a viewing contact Alan Hawkins Property Sales on 01793 840222

uPVC double glazed front entrance door to the

Entrance Porch

Vinyl flooring. Two uPVC double glazed windows to the side elevations. Wall light. Door to the

Entrance Hall

Fitted carpet. Tiled ceiling. Pendant light. Double panelled radiator. Carpeted staircase with a 360 degree turn to the first floor landing. Door to under stair storage. Door to an

Inner Hallway

Fitted carpet. Tiled ceiling. Three way pendant light. Door to

Downstairs WC

Fitted carpet. Tiled ceiling. Single panelled radiator. uPVC double glazed obscure window to the rear elevation. Low level wc.

From the inner hallway door to the

Kitchen/Breakfast Room

Vinyl flooring. Tiled ceiling. Two ceiling lights. uPVC double glazed window to the side elevation. Two wood effect rolled top work surfaces one with under counter fridge space, single base unit and set of drawers with one double and one single wall units with splash back tiled surround. The other work surface with inset stainless steel sink with side drainer. Space under for washing machine. Two double base units and one single. Two single wall units and one double wall unit. Splash back tiled surround. Space for electric oven and hob with extractor fan over. uPVC double glazed window to the rear elevation. Timber framed glass panelled door to the rear porch. Double panelled radiator. Door to the

Rear Porch

Fitted carpet. Skimmed ceiling. Fluorescent strip light. Two uPVC double glazed windows one to the side and one to the rear elevation. uPVC double glazed door to the rear garden. Door to boiler cupboard with a uPVC double glazed window to the side elevation.

From the kitchen door to

Downstairs Bathroom

Fitted carpet. Tiled ceiling. Obscure uPVC double glazed window to the front elevation. Single panelled radiator. Pedestal wash hand basin. Panelled bath with plumbed shower over. Splash back tiled surrounds.

Door to the

Living Room

Fitted carpet. Tiled ceiling. Two three way pendant lights. uPVC double glazed window to the front elevation. Double panelled radiator. Electric fireplace on a stone hearth and timber mantle surround. TV point. 'Sky' point (subject to contract). Two wall up lighters. uPVC double glazed French doors to a rear conservatory.

Conservatory

Fitted carpet. Polycarbonate roof. Brick based surround with uPVC double glazed windows to the side and to the rear elevation. uPVC double glazed door to the rear garden. Double wall up lighter. Double panelled radiator.

Carpeted staircase to the

First Floor Landing

Two uPVC double glazed windows to the front elevation. Tiled ceiling. Single pendant light. Loft hatch to a loft storage area. Door to the

Master Bedroom

Fitted carpet. Tiled ceiling. Single pendant light. Dual aspect with uPVC double glazed window to the front elevation enjoying views to the front. uPVC double glazed window to the side elevation. Single panelled radiator. Door to an airing cupboard with a hot water cylinder and slatted shelving. Door to an

En-suite cloakroom

Vinyl flooring. Pitch ceiling. Fluorescent strip light. Velux window. Close coupled w.c. Wash hand basin. Single panelled radiator.

From the landing door to

Bedroom Two

Fitted carpet. Tiled ceiling. Three way spot light. uPVC double glazed window to the rear elevation. Single panelled radiator. Door to a storage cupboard.

Door to

Bedroom Three

Fitted carpet. Tiled ceiling. Single pendant light. uPVC double glazed window to the front elevation. Single panelled radiator.

Outside To The Front

Via a gated driveway and surrounded by bushes. Frontage with path leading to the front door. Garden laid to lawn. Tarmac driveway providing parking for four to five vehicles. Side gated access leading round to the rear.

Garage

Pre cast concrete garage with up and over door.

Rear Garden

Patio seating area. Very neatly laid. Fully enclosed with picket fencing to the rear. Trees to the rear and surrounded by hedging.

Planning

Planning approved to the side for a four bedroom detached house.

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

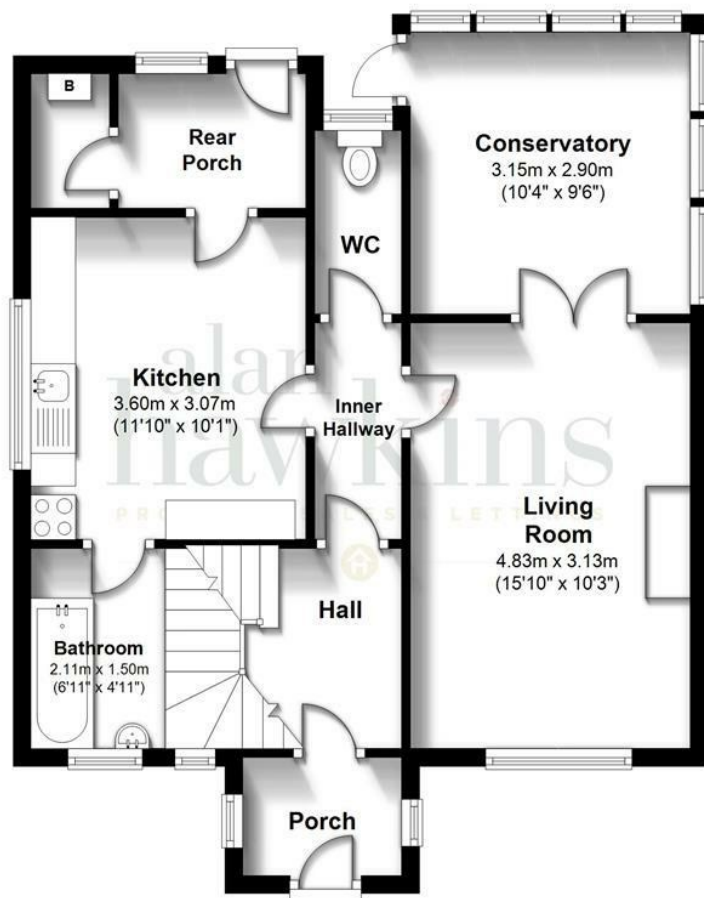






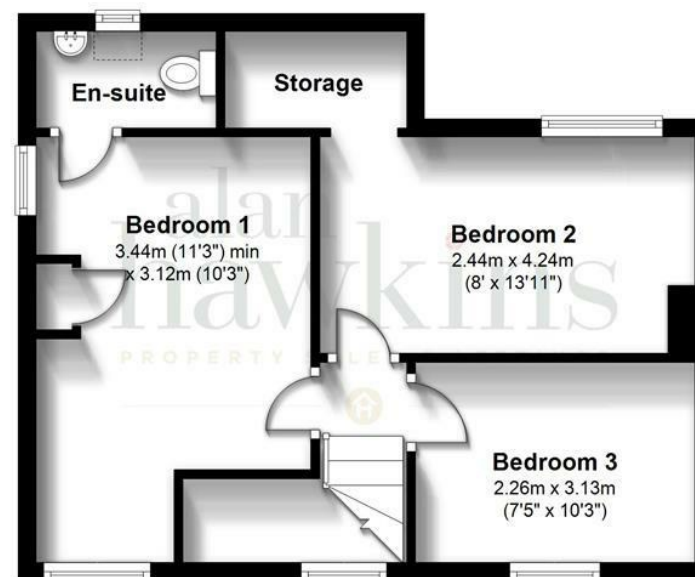
Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 98.4 sq. metres (1059.1 sq. feet)

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