



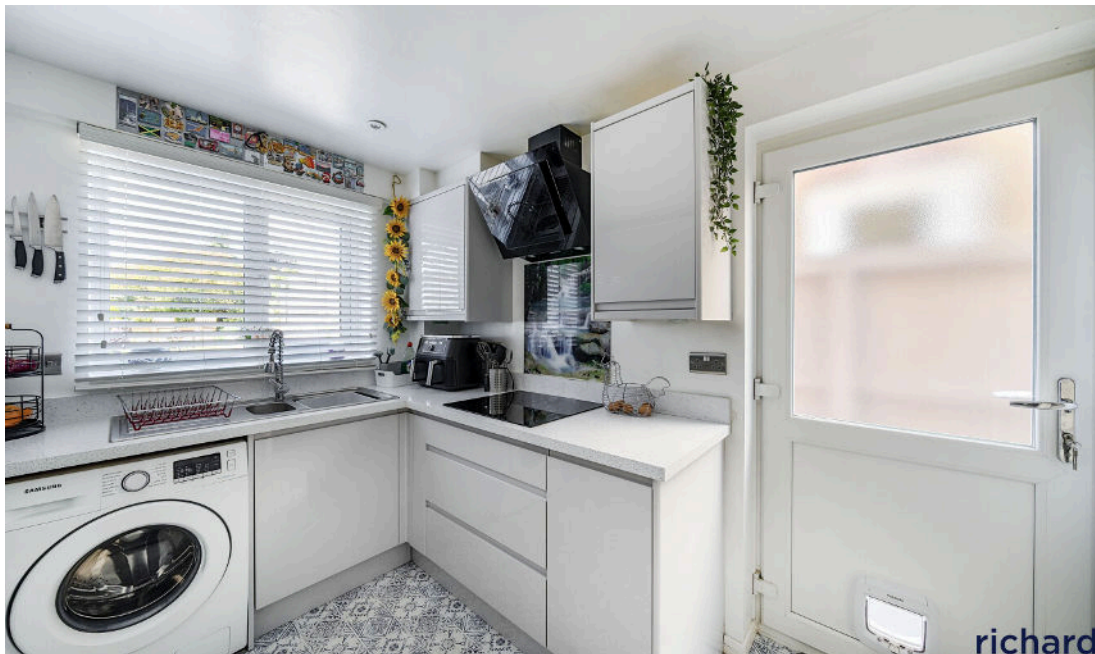
53, Victoria Drive, Lyneham, Chippenham, SN15 4RA

£315,000 Guide Price

richard james

Village & Country Homes

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Victoria Drive

Lyneham

Freehold | EPC Rating - C



Welcome to this beautifully extended three-bedroom semi-detached home, perfectly positioned on the peaceful fringes of Lyneham. Offering a rare combination of generous living space, flexible outbuildings, and a stunning garden, this property is ideal for modern family life, entertaining, and working from home.

As you step inside, you're greeted by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor boasts a bright and inviting lounge that flows effortlessly into the dining area and onward into the sunroom, which features a Velux window and views over the garden – a perfect space for socialising, relaxing, or simply soaking up the natural light during these long summer days. The newly fitted kitchen is sleek and functional, with further access to the rear garden, making outdoor dining and entertaining a breeze. A handy downstairs cloakroom completes the ground floor.

Upstairs, the first floor offers three good-sized bedrooms, each thoughtfully laid out to make the most of the space, along with a stylish, modern shower room. Whether you're a growing family, downsizing, or simply looking for extra space, the layout provides a comfortable and versatile living arrangement.

Outside, the rear garden is a true highlight – fully enclosed, south-west facing, and wonderfully private with no overlooking properties. It's a sun-drenched retreat, perfect for alfresco dining or letting the kids play in peace. The garden also benefits from side gated access to the front, offering both convenience and security.

To the front of the property, you'll find driveway parking for up to three vehicles, along with a garage complete with light and power. An additional outbuilding, also fitted with light and power, is currently used as a 'man cave' but could easily be transformed into a home office, playroom, studio, or gym – offering endless possibilities to suit your lifestyle.



Further benefits include uPVC double glazing throughout, modern soffits and fascias, and efficient gas radiator central heating powered by a contemporary boiler. This property has been thoughtfully extended, meticulously maintained, and is ready to welcome its next owners.

A fantastic opportunity to secure a spacious, stylish and flexible family home in one of Lyneham's most desirable spots – early viewing is highly recommended.

Welcome Home...













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Floorplan



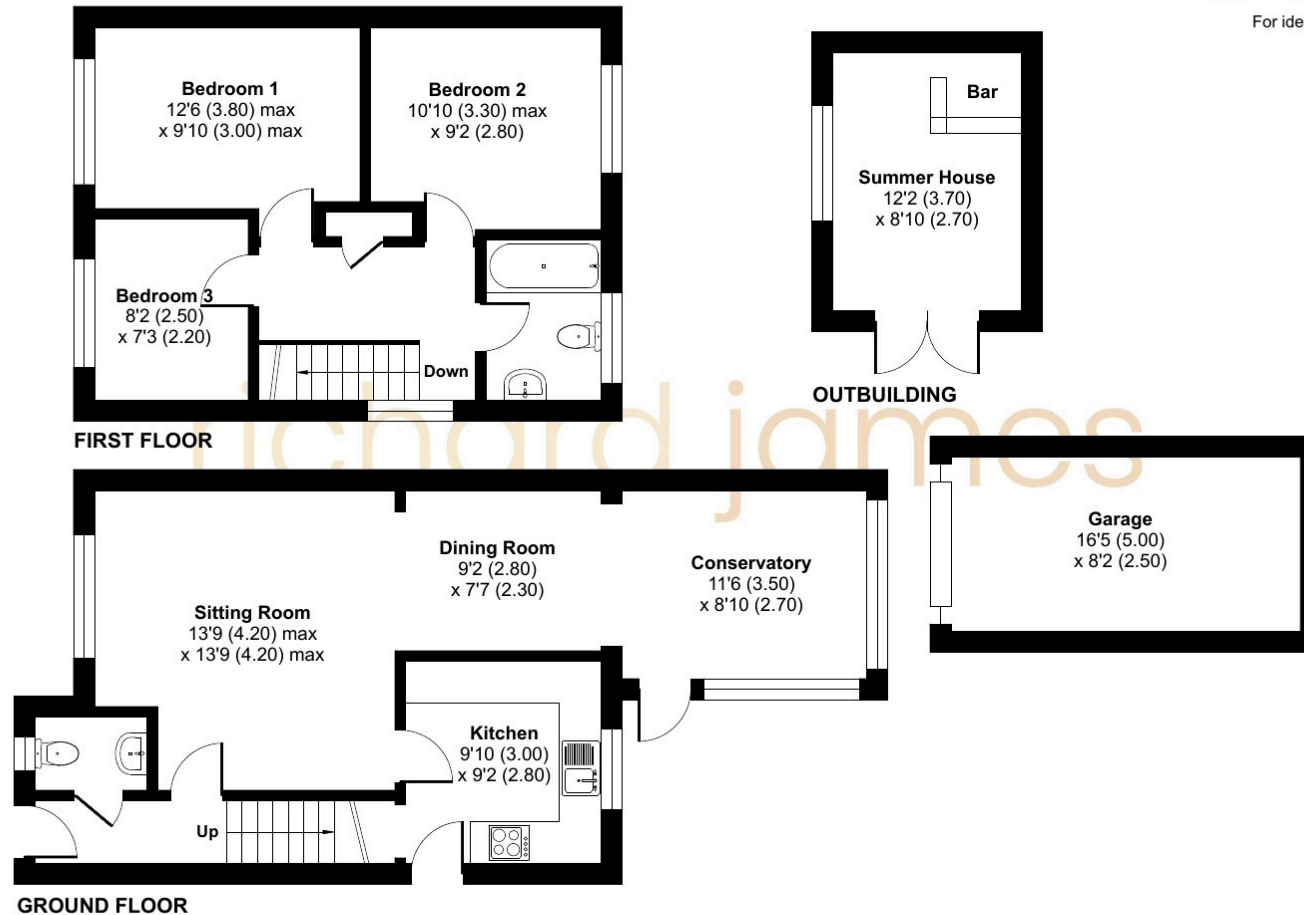
Approximate Area = 964 sq ft / 89.5 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 1207 sq ft / 112 sq m

For identification only - Not to scale



01793 855 117

rwb@richardjames.uk

139 High Street | Royal Wootton Bassett | SN4 7AY

richard james

richardjames.uk