



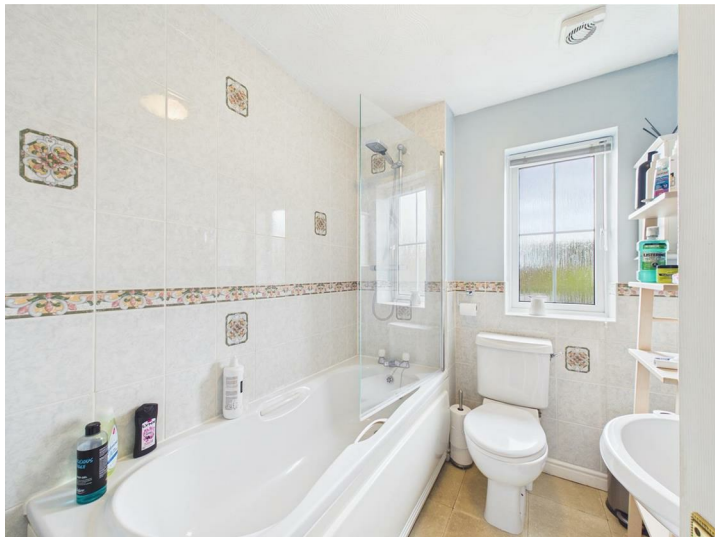
Nestled in the charming area of Lyneham, Webbs Court presents a well-appointed detached family home that is sure to impress. This delightful property boasts four spacious bedrooms, making it an ideal choice for families seeking comfort and space. The master bedroom features an en suite bathroom, providing a private retreat for relaxation.

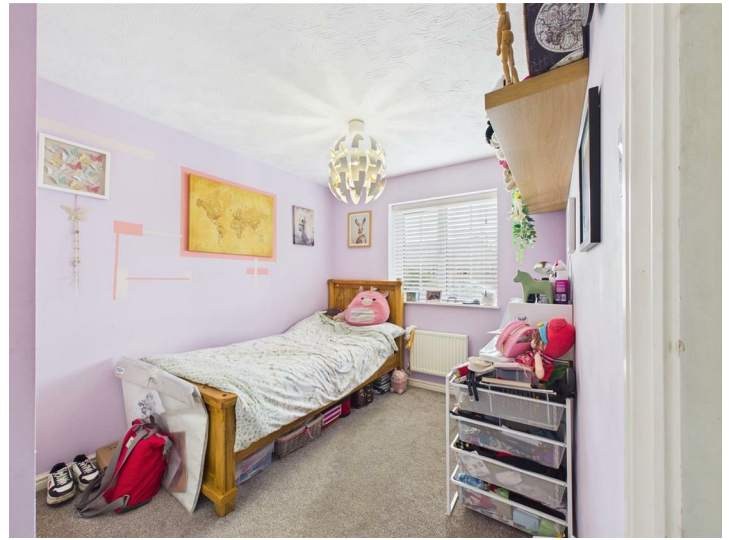
The heart of the home is undoubtedly the impressive kitchen and dining area, which is perfect for both everyday meals and entertaining guests. The adjoining utility area adds practicality to the layout, ensuring that household chores are easily managed. The two reception rooms offer versatile spaces that can be tailored to your family's needs, whether for cosy evenings in or lively gatherings.

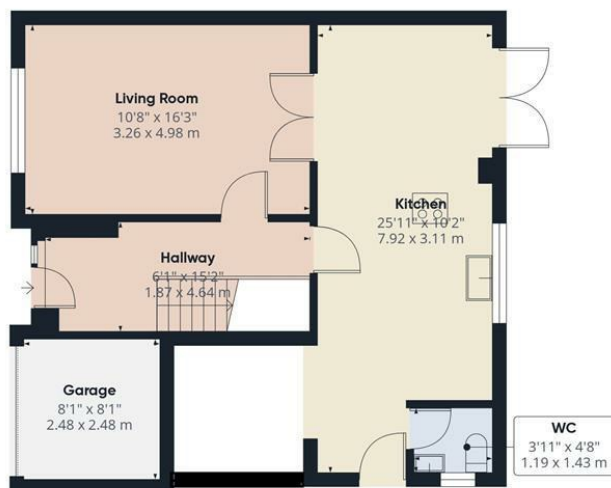
This property is equipped with UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find a well-maintained garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from off-road parking, a valuable feature in today's busy world.

Webbs Court is not just a house; it is a home that offers a perfect blend of modern living and comfort in a peaceful setting. With its thoughtful design and excellent amenities, this property is a wonderful opportunity for those looking to settle in a welcoming community.

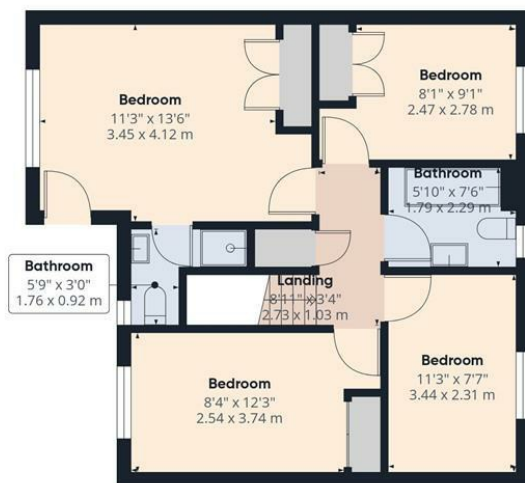
- Four Bedroom Detached Located within a Popular Residential Area
- Impressive Kitchen/Dining and Utility Area
- En Suite to Main Bedroom
- Upvc Double Glazing & Gas Central Heating
- Stoarge
- Lounge
- Cloakroom
- Family Bathroom
- Parking
- Rear Garden







Ground Floor



First Floor

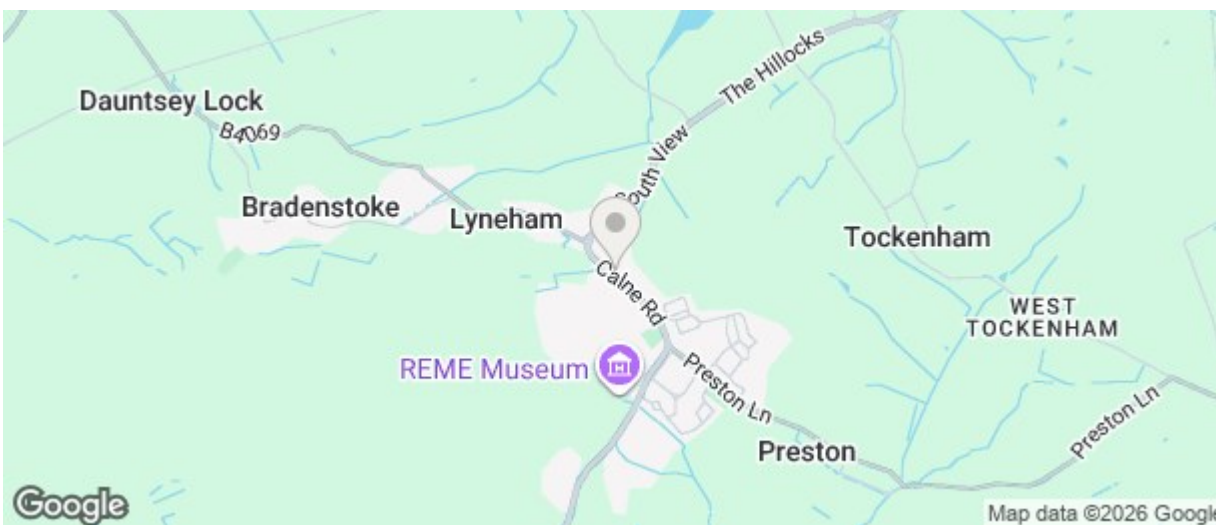


Approximate total area⁽¹⁾
1168 ft²
108.4 m²

(1) Excluding balconies and terraces

Calculations reference the RiCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing