



46 Burleaze, Chippenham, Wiltshire, SN15 2AY
Price guide £425,000

Located at the foot of a cul de sac with an open aspect offering a rural outlook across open fields. Having undergone a large programme of works over the last two years it offers a brand new feel. With four bedrooms, bathroom and en suite, utility and open plan kitchen living room this really is a one off. A viewing is essential to fully appreciate the plot, position, outlook and quality of finish.

- **Detached Bungalow**
- **Four Bedrooms**
- **Lounge/Kitchen Area**
- **Utility**
- **Bathroom and En Suite**
- **Ample Parking & Garage**
- **Rural Outlook**
- **Cul De Sac Location**

Kitchen/Living Room 21'10" x 15'02" (6.65m x 4.62m)

UPVC double glazed front door, wood flooring with dual zone under floor heating, inset wood burning stove, two tall radiators, double glazed window to the side and rear and double glazed French doors leading in to the garden. Imported Italian kitchen comprising of floor and wall mounted units, table and chairs, 'Neff' induction hob, 'Neff' electric oven, integrated 'Neff' fridge/freezer, integrated dishwasher, stainless steel sink with spray mixer tap.

**Living Area****Living Area Reverse****Utility Space 6'09" x 4'11" (2.06m x 1.50m)**

Double glazed door, fitted floor units and wall mounted gas fired boiler.

Master Bedroom 12'01" x 10'05" (3.68m x 3.18m)

Double glazed window to the side and rear, tall radiator and door to the en suite.

**En Suite 4'09" x 4'06" (1.45m x 1.37m)**

Double glazed window to the side, toilet, wash hand basin, heated towel radiator, electric shower with shower curtain and extractor fan.

Hallway

Loft access, storage/utility cupboard and doors to bedrooms and bathroom.

Bedroom Two 11'10" x 10'01" (3.61m x 3.07m)

Double glazed window to the side, double glazed French doors to the rear leading in to the garden, two tall radiators.

**Bedroom Three 11'06" x 8'09" (3.51m x 2.67m)**

Double glazed windows to the front and side, tall radiator.

Bedroom Four

Double glazed window to the front, laminate flooring and tall radiator.

Bathroom 6'11" X 6'11" (2.11m X 2.11m)

Double glazed window to the rear, tiled floor and fully tiled walls, under floor heating, toilet and wash hand basin with vanity storage, L shaped bath with shower screen and mains rainfall shower.



Outside



Driveway Parking

Paved driveway providing ample parking for multiple vehicles.



Garage

Up and over door to the front.

Gardens

The garden is located to the front, side and rear of the property and is laid to areas of lawn and patio with pond and seating areas making the most of the rural outlook across open fields.



Patio Area



Views

Tenure

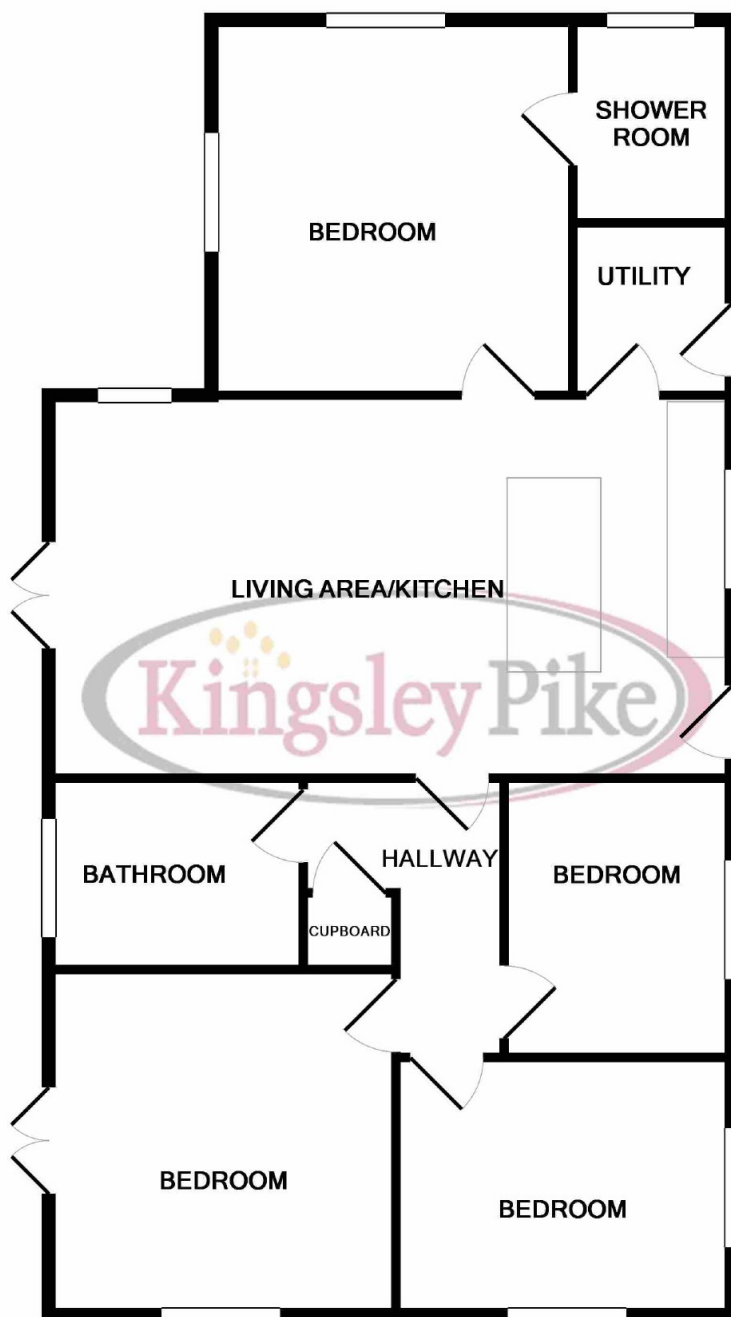
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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