



**Glendenning, Bath Road, Chippenham, Wiltshire, SN14 0AD  
£500,000**

This individual detached property has been extended and designed to create an exciting and flexible family home. Its free flowing and open feel throughout the ground floor is complimented by a pair of bi-folding doors opening the living room on to the generous rear garden. With four bedrooms, three bathrooms and ample driveway parking it is a must view home.

- **Detached Home**
- **Four Bedrooms**
- **Bathroom & Two En Suites**
- **Snug & Living Room**
- **L-Shaped Kitchen**
- **Separate Utility Room**
- **Generous Rear Garden**
- **Ample Driveway Parking**

### Porch

Bi-fold doors lead to a single door and in to the entrance hall.

### Entrance Hall

Staircase to the first floor, sealed stone floor, doors to the snug, bedroom two, bathroom, utility room and open to the kitchen.

### Snug 15'10" x 11' (4.83m x 3.35m)

Double glazed bay window to the front, radiator, double glazed window to the side, stripped floorboards, open fire with exposed brick surround and slate hearth.



### Utility Room 11' x 10'11" (3.35m x 3.33m)

Stripped floors, radiator and space for appliances.

### Bathroom 7'05" x 5'08" (2.26m x 1.73m)

Double glazed window, towel radiator, tiled floor and walls, wash hand basin, toilet, 'deep' bath with shower attachment over.

### Bedroom Four 12'11" x 11' (3.94m x 3.35m)

Double glazed window to the front, radiator, stripped floorboards.



### Kitchen Area 19'01" x 22'03" L - Shaped (5.82m x 6.78m L-Shaped)

The open 'L-Shaped' kitchen with under floor heating has double glazed windows to either side and sealed stone floors. The kitchen is arranged in three sections; a gas fired Rangemaster cooker with ovens and hobs is set within an exposed brickwork surround, a selection of floor and wall mounted units have an inset electric oven, hob and extractor

fan along with Belfast style sink, integral fridge and oak work surfaces. On the opposite side of the kitchen is a range of floor and wall mounted units with Oak work surface, breakfast bar, inset Belfast style sink and integral dishwasher. Opening on to the living room.



### Living Room 26'01" x 22'05" (7.95m x 6.83m)

Pair of double glazed bi-fold doors to the rear open on to the patio, double glazed windows to the sides, under floor heating, wood flooring and 'floating' wood burner with marble back and hearth. The room offers spacious and flexible accommodation for living and dining. Stairs lead to the first floor.



### Landing

Storage cupboard and doors to the master bedroom and bedroom three.

### Master Bedroom 17'11" x 16'02" Maximum (5.46m x 4.93m Maximum)

Two double glazed windows to the rear, radiator, built in storage and door to the en suite.



### En Suite

Fully tiled with toilet, wash hand basin, extractor fan and walk in shower with seating and rainfall style shower head.

### Bedroom Two 13'11" x 12'08" Maximum (4.24m x 3.86m Maximum)

Dual aspect, double glazed window and Velux window, built in storage, airing cupboard and door to the 'Jack & Jill' style shower room.



### Jack & Jill Shower Room 6'09" x 5'03" (2.06m x 1.60m)

Fully tiled, toilet, wash hand basin, rainfall shower and door to bedroom four.

### Bedroom Three 12'03" x 11'08" (3.73m x 3.56m)

Double glazed window, radiator and multiple storage cupboards. Stairs lead to the ground floor entrance hall and door leads to the 'jack & Jill' shower room.

### Rear Garden

A particular feature of this home is its private and generous mature rear garden laid to lawn and patio with gated side access and selection of mature Trees. At the foot of the garden is the Garden summer house and store that is used as a gym.



### Summer House & Store

With power and light the summer house is currently used as a gym and measures 17'09" x 9'09". The storage section measures 9'09" x 6'01"



### Driveway

To the side of the property there is ample parking for at least four cars.

### Tenure

We are informed by the seller that the tenure of this property is Freehold.

### Viewing

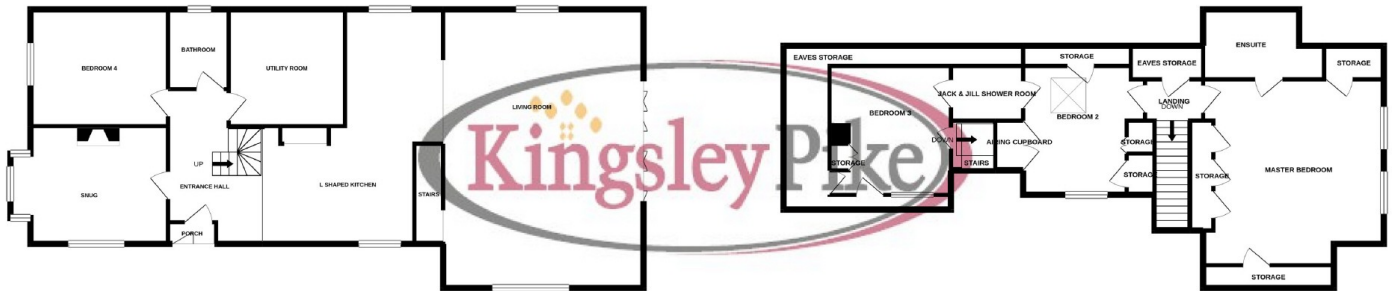
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

### Opening Times

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

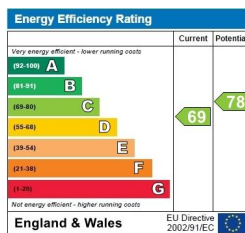
**GROUND FLOOR**  
1345 sq.ft. (124.9 sq.m.) approx.

**1ST FLOOR**  
963 sq.ft. (89.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2308 sq.ft. (214.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**"Local Knowledge Quality Service"**

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