



KINGSTONS

Burnet Close Melksham SN12 7SJ

- Popular Area
- Garage and Parking
- Garden Room
- Two Bathrooms
- Three Bedrooms
- Play Park Within Close Proximity
- Recently Updated Boiler and Consumer Unit
- Double Glazing

£325,000 Freehold





Porch

External door to front elevation, window to side elevation, radiator and door to living room.

Living Room

14'9" x 11'3"

Window to front elevation, two radiators, built in media wall and French doors to rear elevation.

Kitchen/Diner

8'8" x 14'1"

Fitted with a matching range of base and eye level units with worktop space over, sink, integrated slimline dishwasher, fridge and oven, window to front elevation, under stairs storage, stairs to first floor and opening to utility room.

Utility

6'7" x 5'8"

Fitted with a matching range of base and eye level units, integrated freezer and washer/dryer with door to shower room and external door to patio.



Shower Room

6'0" x 5'8"

Fitted with three piece suite comprising shower enclosure, built in wash hand basin and WC with vanity unit, window to rear elevation and heated towel rail.

Landing

Window to rear elevation, radiator and doors to bedrooms and bathroom.

Bedroom One

8'6" x 11'7"

Window to front elevation, fitted wardrobes, fitted bedside cabinet and chest of drawers with radiator.

Bedroom Two

8'6" x 9'11"

Window to front elevation, radiator with built-in wardrobe and airing cupboard.

Bedroom Three

6'2" x 8'8"

Window to rear elevation and radiator with built in desk and storage.

Bathroom

6'6" x 5'10"

Fitted with three piece suite comprising jacuzzi bath with shower over and glass screen, wash hand basin and WC, vanity wall and base cupboards, window to rear elevation and heated towel rail.

Outside

Garage with electric roller door and side door to garden, lights and power with parking space to front. Outside sockets and enclosed rear garden with taps (hot and cold), power and lights. This property has artificial bamboo planted inside the back garden which current owners will be taking with them when they move.

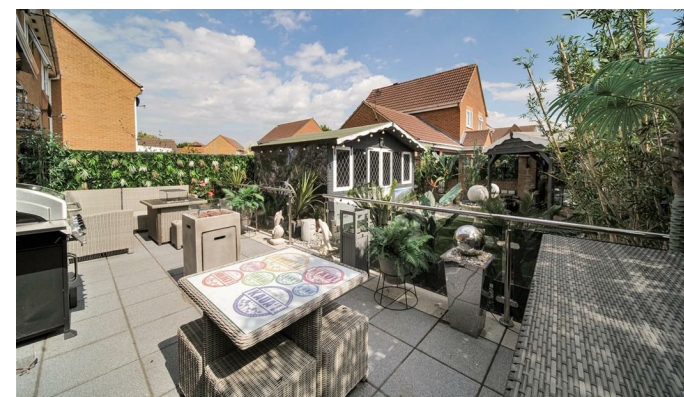
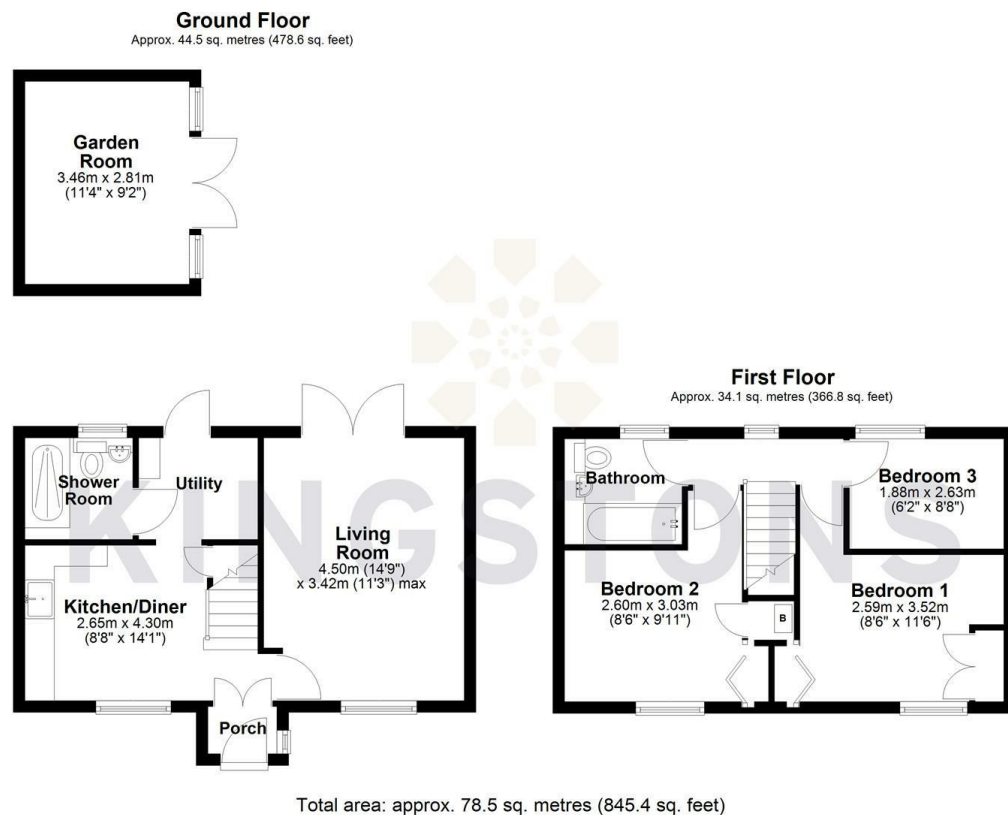
Garden Room

9'2" x 11'4"

Fully insulated, four windows, double doors, power and lighting.



Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating **C**




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.