

8 Brook Drive, Corsham, SN13 9AU

Offers In Excess Of **£400,000**

DANIEL JONES
PROPERTIES

Bedrooms: 2
Bathrooms: 1
Receptions: 2

The heart of the home is a spacious sitting/dining room which measures over twenty-feet in length and is often found bathed in plenty of natural light streaming in at the front through the large window. Featuring a functional electric fireplace with attractive surround that creates a warm and inviting atmosphere, this large room is perfect for relaxation and entertaining, offering a variety of layout-options. Adjacent to at the rear of the property, the well-equipped kitchen enjoys a pleasant vista of the enclosed and private rear garden and features a fitted oven, microwave, four-ring gas hob, stainless steel sink, and the space, power, and plumbing for a washing machine/drier, amid ample cupboard storage. Adding to the versatility of the living space beyond the kitchen, is a well-presented conservatory, ideal for use as a playroom, home office, or gym, offering flexibility to suit various lifestyle needs.

The bungalow comprises two well-proportioned bedrooms, one at the front and one at the rear, offering comfortable, tranquil retreats and both benefiting from substantial fitted storage. These are complemented by a modern sleek shower room which is fully tiled and designed for modern convenience, showcasing a large shower enclosure complemented by a sink, W.C, and heated towel rail.

Externally at the front, the property is approached by a block-paved driveway, providing generous amounts of off-street parking leading to a single garage which comes complete with light power, and conversion potential (subject to any required consents). There is a manicured front garden adjacent which successfully enhances the feeling of privacy whilst contributing to the leafy feel of the surroundings.









To the rear, a mature south-facing mature garden awaits. Fully enclosed, it features a generous lawn, a patio area ideal for outdoor dining, an outside tap, lighting, a garden shed, and colourful planting beds, including a beautiful acer, creating a vibrant and tranquil outdoor retreat which is often bathed in direct sunlight throughout the day.

Corsham is an attractive historic market town on the southern edge of the Cotswolds Area of Outstanding Natural Beauty, approximately eight miles north-east of Bath. Its charming period High Street included 16th-century Almshouses and renowned Corsham Court, set within picturesque parkland. The town offers a range of amenities, including national retailers, independent boutiques, cafés, restaurants and traditional pubs, alongside well-regarded schools and a leisure centre. Bath, Bristol and Swindon are within comfortable driving distance, with the M4 (Junctions 17 and 18) approximately 10–15 minutes away and mainline rail services available from Bath and Chippenham, around 15 minutes from the property. An Ofsted Outstanding primary school is also within a short, pleasant walk.

Tenure: Freehold Link-Detached Bungalow
Council Tax Band: D
EPC Rating: D (64) // Potential: B (83)
Services: Mains gas fired radiator central heating and electric fireplace. Mains water. Mains drainage. Mains electricity. Double Glazing Throughout.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.

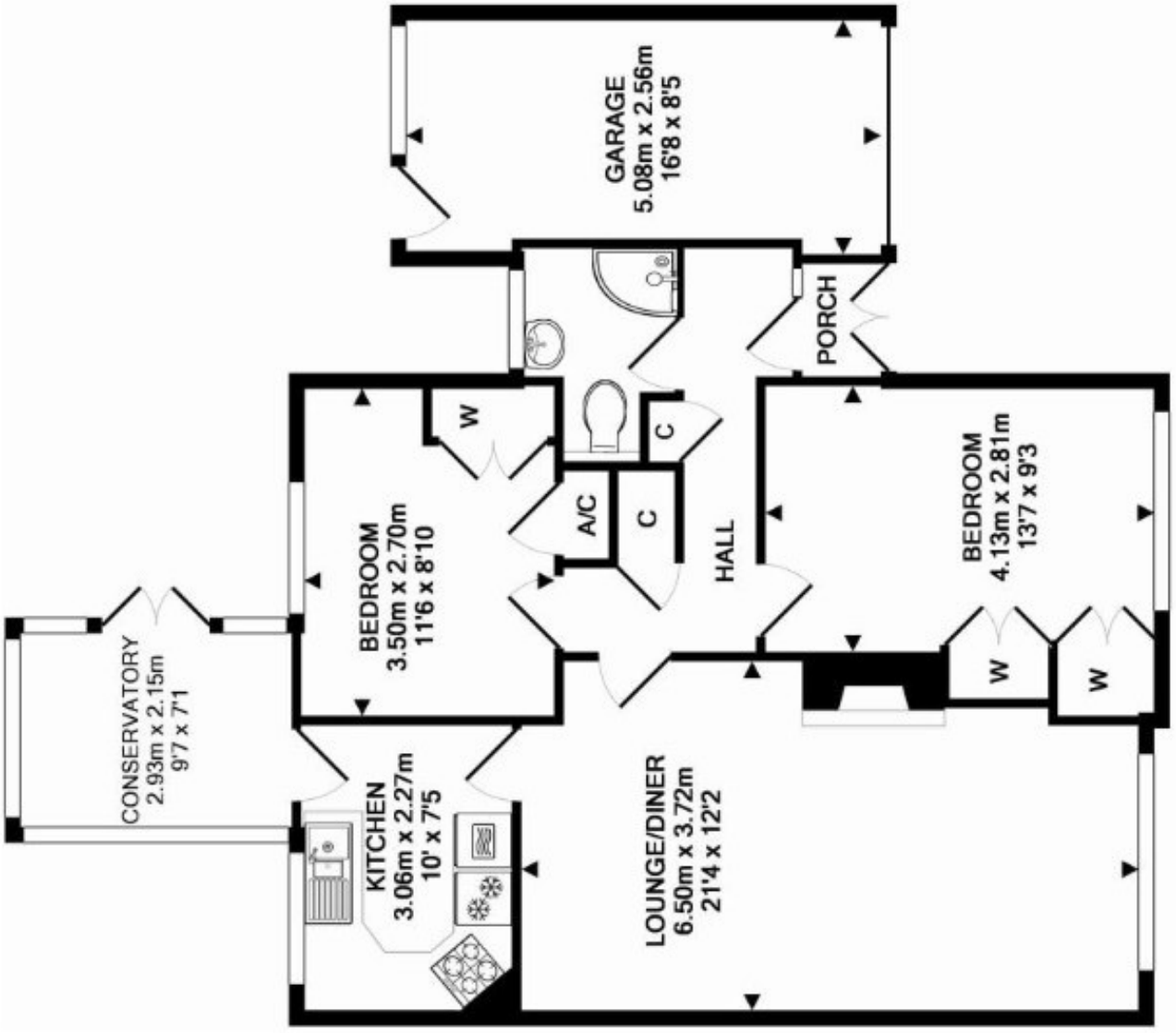








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8 BROOK DRIVE, CORSHAM
TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (883 SQ.FT.)

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