

2 Albion Crescent, Corsham, SN13 0DY

£500,000

DANIEL JONES
PROPERTIES

Bedrooms: 4
Bathrooms: 2 (Plus Cloakroom)
Receptions: 2

Enjoying a leafy open aspect, this attractive double-fronted detached home occupies a popular residential setting on the Bath side of Corsham. Offering beautifully presented and well-proportioned accommodation over two floors, the property is ideally suited to family life, with a well-maintained children's play area nearby and a level one-mile walk into Corsham, whilst enjoying easy access to the surrounding countryside.

Mature front hedgerows provide privacy and an attractive approach, with a pathway crossing the neatly maintained lawn and leading to a welcoming entrance hallway with useful storage and a cloakroom/W.C. To the right, a bright dual-aspect sitting room extends to almost 20ft and features an electric fireplace and patio doors opening onto the garden. To the left, a spacious open-plan kitchen/dining/family room forms the heart of the home, complemented by parquet-effect LVT flooring and further garden access. The kitchen is fitted with a dishwasher, four-ring gas hob and extractor, oven and sink, with space for a tall fridge/freezer. A useful utility area provides additional storage, preparation and laundry space, plumbing and power for a washing machine and dryer, and convenient side access.

Upstairs, four well-proportioned bedrooms include a generous front-facing principal bedroom with ample space for freestanding furniture and a large en suite shower room, featuring a heated towel rail, wash basin, W.C., natural light and recessed spotlights. Three further double bedrooms are served by a modern family bathroom comprising a full-length bath, wash basin, W.C., heated towel rail and window.









The sizeable, level and enclosed south-facing rear garden features planting beds, attractive shrubs and flowers, an expansive patio ideal for outdoor dining and entertaining, and a generous lawn. There is secure side access, including direct access to the garage, together with outside lighting and tap.

To the front, a spacious private driveway provides parking for several vehicles and leads to a single garage with light, power and useful overhead storage potential.

The historic town of Corsham lies on the southern Cotswold fringes, approx. eight miles north-east of Bath. Known for its attractive High Street and historic architecture, including the 16th-century Almshouses and Corsham Court with its landscaped parkland, the town offers a good range of national and local shops, boutiques, cafés, restaurants and public houses. Amenities include well-regarded primary and secondary schools and a modern leisure centre. Bath, Bristol and Swindon are easily accessible by car, with the M4 (Junctions 17 and 18) approximately 15–20 minutes away. Mainline rail services operate from Bath and Chippenham, while a bus stop opposite the property provides access to the X31 service, reaching central Bath in around 30 minutes.

Additional Information:
Tenure: Freehold Detached House
Council Tax Band: E
EPC Rating: B (86) // Potential EPC: A (95)
Services: Mains gas central heating. Mains drainage. Mains water supply. Mains electricity supply. Double glazing.
Estate Maintenance Charge: Approximately £204 Per Annum.

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.

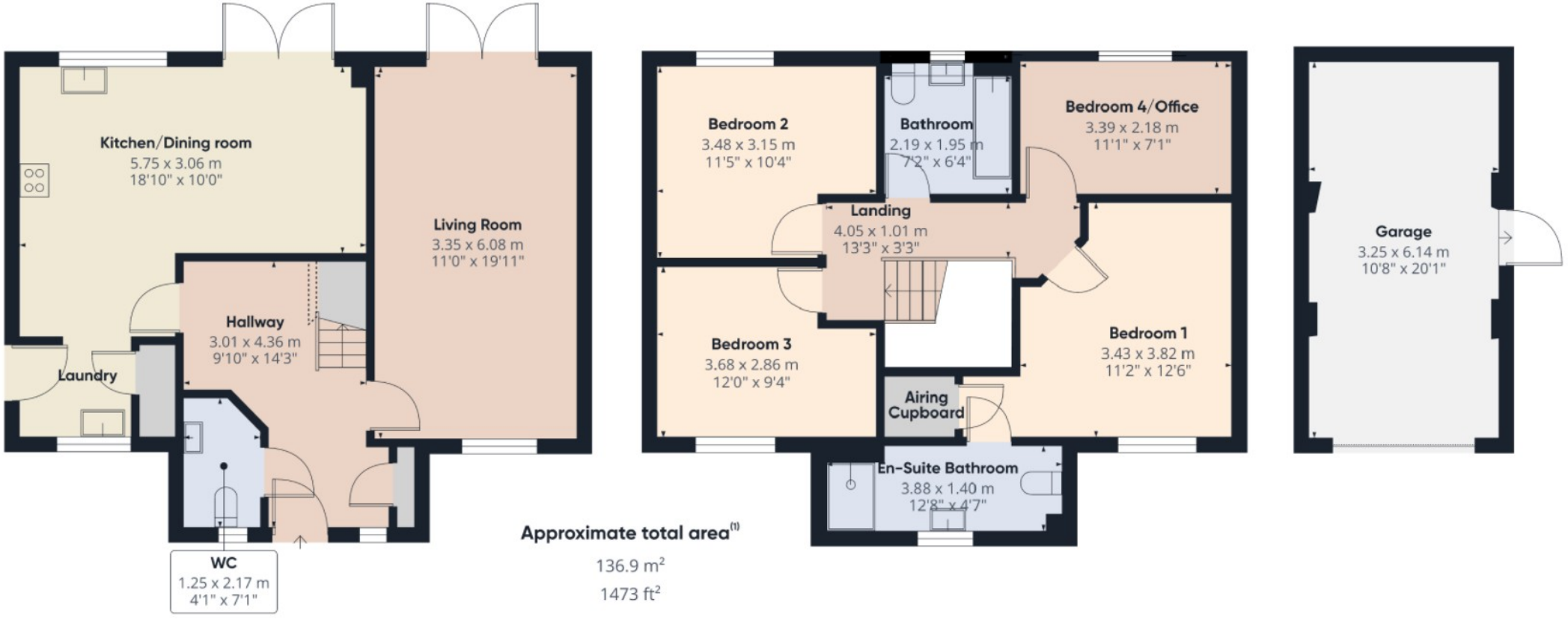








DANIEL JONES
PROPERTIES



Approximate total area(1)

136.9 m²

1473 ft²

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Excellent value | Extensive service | Unrivalled customer care

07377 668 568

info@danieljonesproperties.co.uk

www.danieljonesproperties.co.uk