



**11 Brookfield Rise, SN12 8QP**

Guide Price **£300,000**

**DANIEL JONES**  
— PROPERTIES —



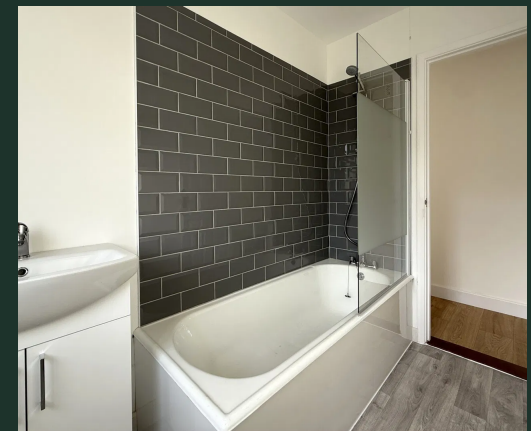


**Bedrooms: 2**  
**Bathrooms: 1**  
**Receptions: 1**

Offered with no onward chain, this well-presented detached bungalow provides comfortable, low-maintenance living, ideal for first-time buyers as well as those looking to downsize. Set at the end of a peaceful and sought-after cul-de-sac in the popular village of Whitley, the property occupies a generous, mature plot with potential to extend (subject to any required consents), enjoying plenty of southerly and westerly sunlight and a leafy rear outlook.

At the heart of the home is a spacious triple-aspect sitting / dining room, filled with natural light and centred around an electric fireplace, making it ideal for both everyday living and entertaining. The adjoining kitchen is well equipped with an oven and hob, sink, freestanding fridge/freezer and space for a dishwasher, with a door opening directly onto the garden to enhance indoor-outdoor living.

The bungalow offers two well-proportioned bedrooms, both benefiting from fitted storage, along with a bright, neutrally finished bathroom featuring a bath with shower over.





Outside, the generous rear garden provides a large lawn and an inviting seating area, perfect for relaxing or entertaining. To the front, a private driveway offers ample off-road parking and leads to a single garage with light and power, also presenting potential for further extension (subject to permissions).

Whitley is a thriving and highly regarded village with excellent local amenities, nurseries, a primary school, countryside walks and nearby golf facilities. Regular bus services provide easy access to Bath, while Corsham, Chippenham and Melksham are all within convenient reach, making this an appealing village home with strong connectivity.

### **Additional Information**

Tenure: Freehold Detached Bungalow

Council Tax Band: C

Current EPC Rating: D (61)

Potential EPC Rating: C (79)

Services:

Mains Gas Radiator Central Heating

Mains Drainage

Mains Water Supply

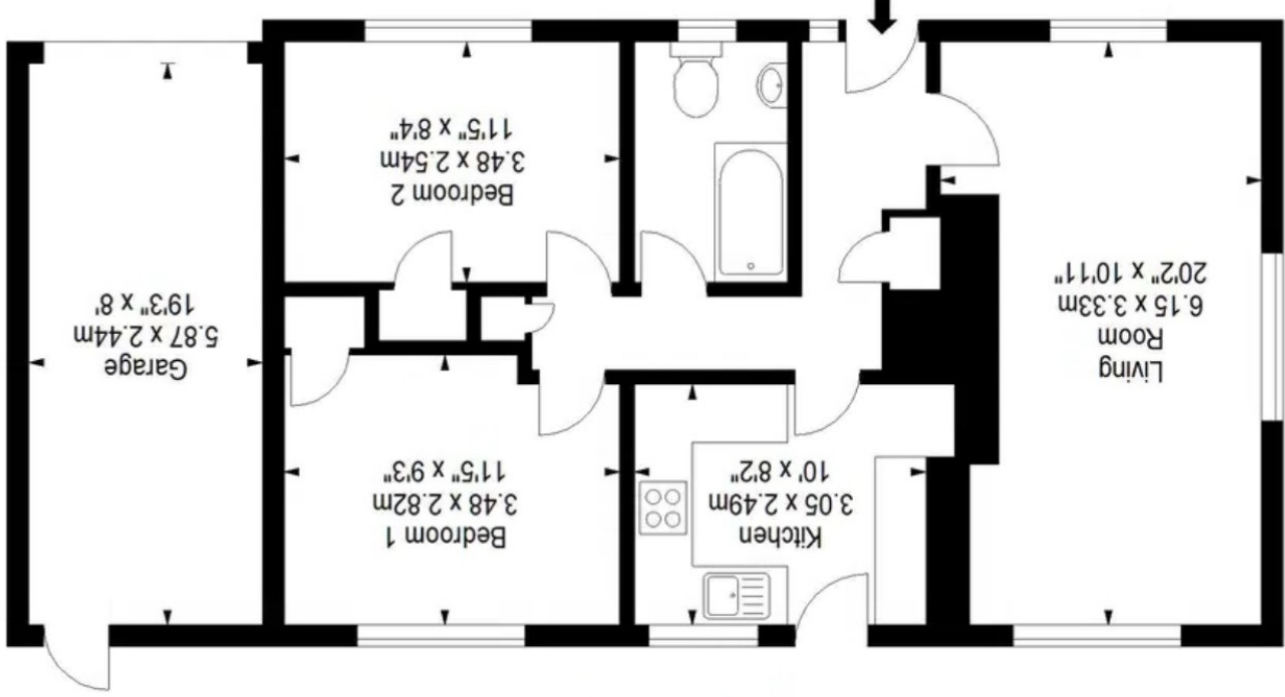
Mains Electricity Supply

Double Glazing Throughout





Approx. Gross Internal Area \*  
62.24 M<sup>2</sup> - 670 Ft<sup>2</sup>  
Approx. Gross Garage Area \*  
14.31 M<sup>2</sup> - 154 Ft<sup>2</sup>  
Approx. Gross Total Area \*  
76.55 M<sup>2</sup> - 824 Ft<sup>2</sup>



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

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