



📍 45 Godwins Close, Atworth, Melksham, Wiltshire, SN12 8LD

🏠 Guide Price £475,000

4 bedroom detached family home in the sought after village of Atworth on the outskirts of Corsham, with a good sized rear garden located in a small cul de sac in this delightful village.

- 4 Bedroom Detached Family Home
- Popular Sought After Village on Outskirts Corsham
- Beautifully Presented Throughout
- Good Size Garden in Cul Dec Sac Location
- Good Size Utility Room & Cloakroom
- Single Garage Plus Ample Parking For 3 Cars
- Newly Fitted En-Suite & Family Bathroom
- Gas central Heating & Double Glazed
- Early Viewing Strongly Advised

🏠 Freehold

🏠 EPC Rating D



We are delighted to bring to the market this very well presented 4 bedroom detached family home in the sought after village of Atworth on the outskirts of Corsham, with a good sized rear garden located in a small cul de sac in this delightful village. To the ground floor the accommodation comprises an entrance hallway, cloakroom, living room with bay window to the front, open fireplace and double doors opening to the open plan kitchen dining room. There are a number of built in appliances which include a Bosch dishwasher cooker and hob, extractor hood and water softener and patio doors opening to the rear garden. A door from the kitchen end leads to the utility room which has wall and base units, space for a washing machine and tumble dryer and useful storage space, access to the garden and integral garage. To the first floor there are 4 bedrooms, three double, a single and family bathroom. The master bedroom has built in wardrobes and an en suite bathroom with attractive views over open countryside and the second with a bay window, built in wardrobes and a pleasant aspect to the front. The property is double glazed throughout and warmed by a gas fired central heating system whilst the integral garage has power and light and an up and over door. Externally the property has front and rear gardens, the front is open plan and laid to lawn with established bushes and shrubs and a driveway which can easily accommodate 3 cars. A gate to the side leads to the pretty rear garden which is private and enclosed and laid to patio and lawn with a large arrangement of established trees, bushes and shrubs. The property has the benefit of being sold with no onward chain

#### **Situation**

Atworth is a popular and sought after village surrounded by beautiful countryside with immediate walking access to open countryside and is approximately three miles from Corsham. The village offers a number of good amenities including the White Hart public house, church, infant and primary school plus being in the catchment for St Laurence School in Bradford on Avon. There is a garage / convenience store / post office and Lowden Nurseries with café. There are further shops and facilities in the nearby village of Box whilst the Georgian City of Bath and towns of Corsham, Bradford on Avon and Melksham provide a more comprehensive range of shopping facilities, schools and services. Corsham is a pretty and historic small town some 8 miles Northeast of the Georgian City of Bath. The town centre of Corsham has a wealth of beautiful and historic buildings dating from the 16th Century and provides a wide variety of shopping facilities, schools and other services. Atworth has good transport links to the M4 junction 17 and is within easy commuting distance of Bath with a direct bus route (c.9 miles) every half hour from the village plus Bristol and Swindon. Rail services are available at Bath and Chippenham providing hourly services to London Paddington.

#### **Property Information**

Gas central Heating

Mains Services

EPC Rating: D

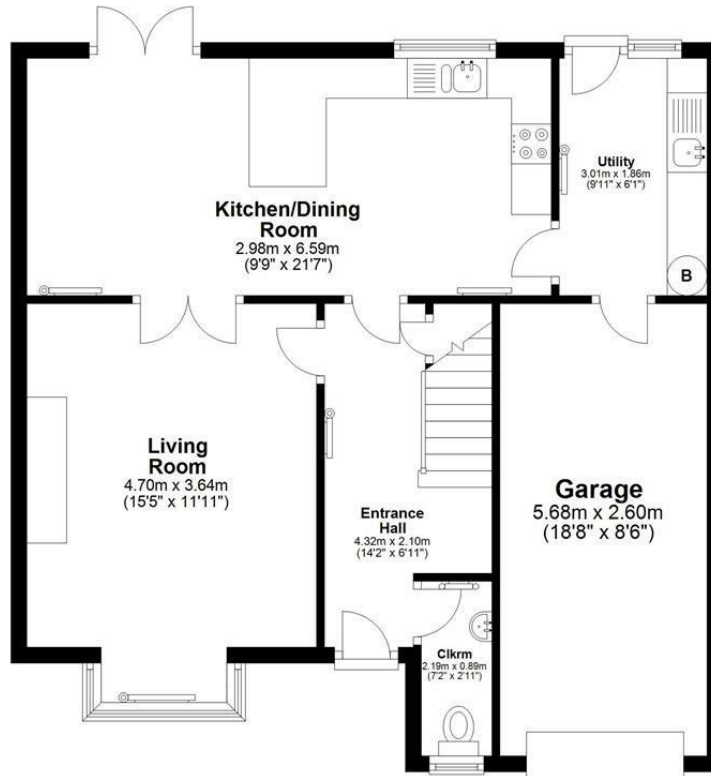
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Council Tax Band: E



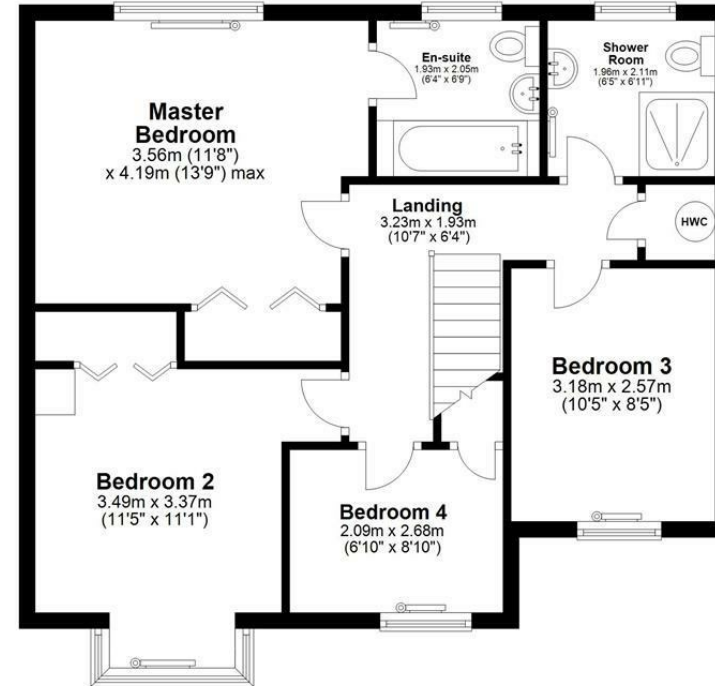
## Ground Floor

Main area: approx. 53.6 sq. metres (577.0 sq. feet)  
Plus garages, approx. 14.8 sq. metres (159.1 sq. feet)



## First Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



Main area: Approx. 115.2 sq. metres (1239.6 sq. feet)  
Plus garages, approx. 14.8 sq. metres (159.1 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.