



📍 16 Marsh Grove, Park Place, Corsham, Wiltshire, SN13 0FD

🏠 Guide Price £485,000

Situated within this highly popular location of Park Place, having been built by Redcliffe Home approximately 5 years ago, we are delighted to offer this 4 Bedroom Detached Family Home for sale.

- Modern Low Maintenance 4 Bedroom Detached House
- Lovely Enclosed Family-friendly Rear Garden
- Long Private Driveway & Detached Single Garage
- Sizeable Fully Fitted Kitchen/dining Room
- Sought After Location of Corsham
- En-Suite Shower Room
- 5 Years Remaining of the N.H.B.C Certificate
- Beautifully Presented Throughout
- No Onward Chain

🏠 Freehold

🏠 EPC Rating B



Situated within this highly popular location of Park Place having been built by Redcliffe home approximately 5 years ago, we are delighted to offer for sale this 4 Bedroom Detached Family Home. Step into the wide and welcoming entrance hall and you will find plenty of storage space, as well as a handy downstairs cloakroom / W.C. This hallway leads into the sitting room, which benefits from a bright dual-aspect ratio at the front and side. The fully fitted kitchen/dining room stretches across the whole rear of the house, being an ideal and well-presented social space that offers plenty of cupboards and drawer storage and flows nicely out onto the level and enclosed rear garden. There is a range of useful in-built appliances in the kitchen, inclusive of a dishwasher, fridge, freezer, oven, and space/plumbing for a washing machine. The first floor supports four well-proportioned bedrooms, as well as the well-equipped sleek family bathroom and the airing cupboard. The master bedroom benefits from an en-suite shower room plus built wardrobes. The third bedroom also features a generously-proportioned in-built wardrobe. Externally, this home comes complete with a long driveway that is suitable for a couple of vehicles, leading in turn to the detached single garage with the added benefit of power and light. The rear garden is both level and enclosed and is predominantly laid to lawn, with a neatly laid patio and area of bark on offer for families to enjoy. The property benefits from having the remaining benefit of approximately 5 years of the N.H.B.C builders certificate to give added peace of mind, and is brought to the market with No Onward Chain

#### **Situation**

Marsh Grove, Park Place is but a stone's throw from the quintessential historic market town of Corsham, with its historic high street character buildings and yet providing a full range of everyday facilities, including a wide range of shops, pubs, restaurants, etc. Situated just on the fringe of the scenic Cotswolds, Corsham offers a range of countryside pursuits right on your doorstep with the Corsham lakes nearby providing a number of local walks. It is rightly highly regarded for its primary and secondary schools and of course, there are plenty of sporting, social and cultural activities to suit all needs and tastes. Corsham is just 10 miles by car from bath and 5 miles to the M4 motorway network at Chippenham, which also has its direct rail connection to Reading and London, which, with the arrival of Crossrail, will make the journey to London, whether for work or pleasure, quick and efficient.

#### **Property Information**

Council Tax Band: E

Freehold

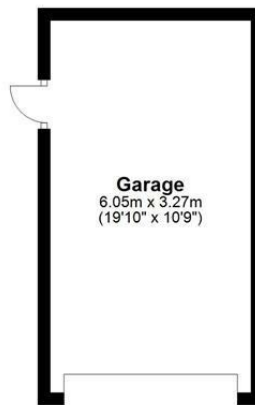
Mains Services

Double Glazing

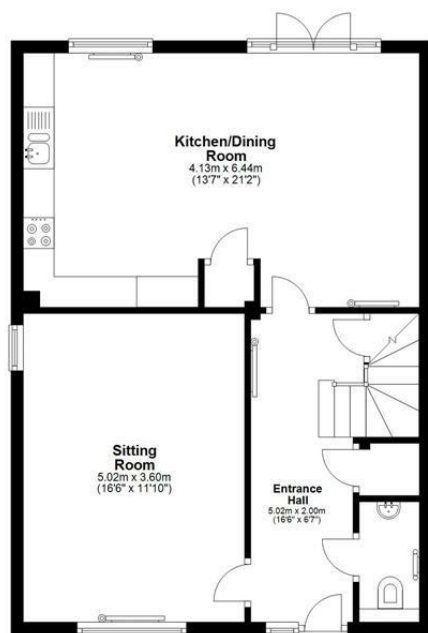
E.P.C Rating: B

No Onward Chain

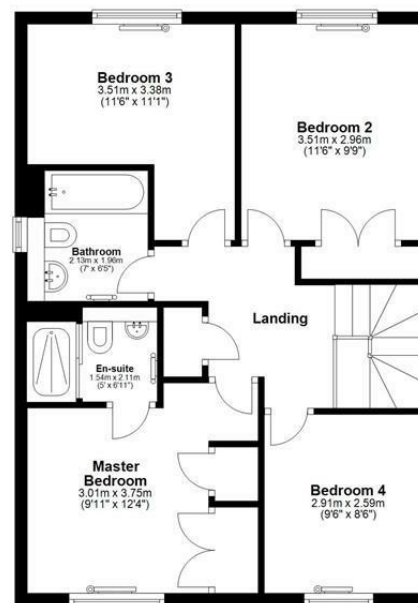




**Ground Floor**  
Main area: approx. 59.6 sq. metres (641.3 sq. feet)  
Plus garages: approx. 19.8 sq. metres (212.7 sq. feet)



**First Floor**  
Approx. 59.6 sq. metres (641.3 sq. feet)



Main area: Approx. 119.2 sq. metres (1282.6 sq. feet)  
Plus garages, approx. 19.8 sq. metres (212.7 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.