





📍 7 Clift Close, Corsham, SN13 0JS

🏠 Price Guide £400,000

Situated off the ever popular Leafy Lane, this mature 4 bedroom detached family home is located in a quiet cul de sac of similar detached homes and is very well presented throughout.

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Large Gardens To The Front And Rear
- Located In A Quiet Cul De Sac
- Garage
- Off Road Parking For 2 Cars

🏡 Freehold

🏠 EPC Rating C





Situated off the ever popular Leafy Lane, this mature 4 bedroom detached family home is located in a quiet cul de sac of similar detached homes and is very well presented throughout. The property is located mid plot and offers to the ground floor a through hallway, stairs to the first floor with an understairs storage cupboard, further useful cupboard space and doors to the cloakroom, kitchen and living room. The spacious kitchen is fitted with shaker style wall and base units and has built in appliances which include a cooker, hob and extractor fan and space for a washing machine and fridge freezer, this room being open plan to the dining area making this a large and social area within the ground floor. There is a door to the side with access to the garden and a further door to the living room which has dual aspect windows to the side and rear and a return door to the hallway. Off the first first floor landing is the bathroom and bedrooms. The largest bedroom is to rear overlooking the garden with the second double bedroom to the front, the remaining two bedrooms are both good sized singles and a white bathroom suite completes the upstairs. The property is double glazed throughout and warmed by a mains gas central heating system. Externally there are front and rear gardens. The front is open plan and laid to a lawned area and a block paved driveway will accommodate two family sized cars. There is access to the rear garden along both sides of the property. The rear garden itself is also laid to lawn with a patio to the side and is enclosed by fencing. The garage is single with an up and over door, power and light whilst also to the front is a useful storage shed. The property is very well presented throughout and located in a very quiet road in a popular area and a viewing is highly recommended.

#### **Situation**

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports center, library, the arts center and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.

#### **Property information**

Council Tax Band: D

Mains Services

Freehold

EPC Rating C



## Clift Close, Corsham, SN13

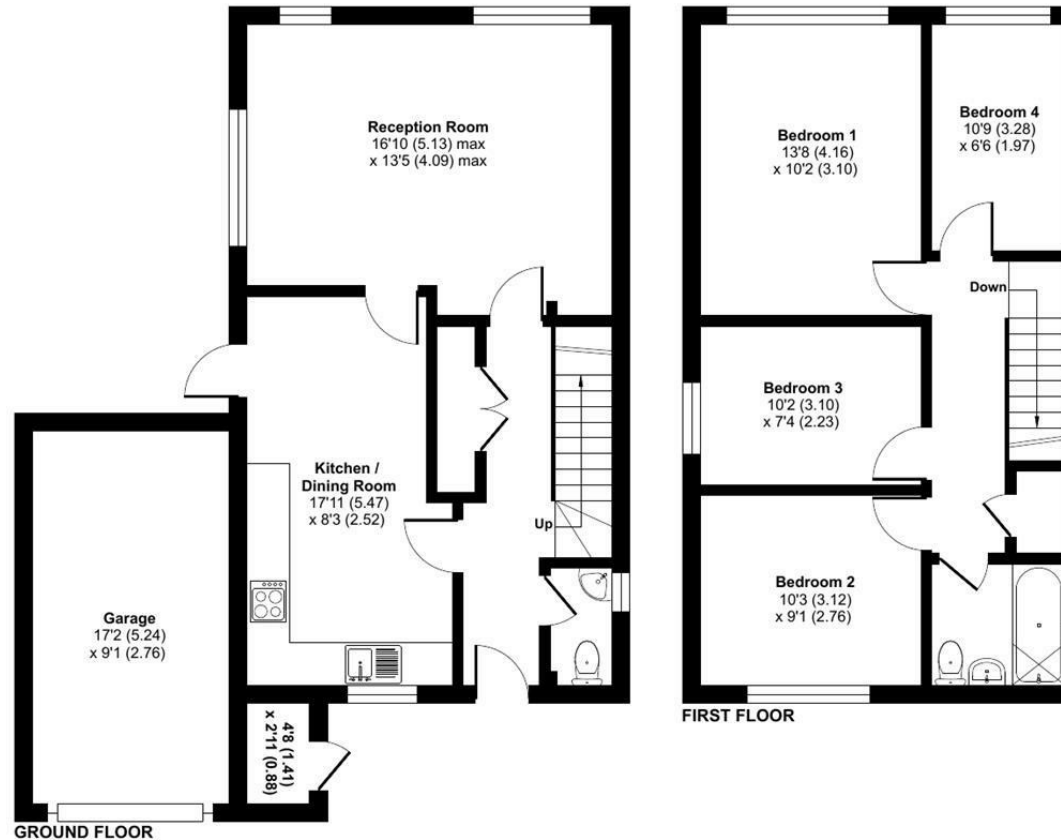
Approximate Area = 1026 sq ft / 95.3 sq m

Garage = 156 sq ft / 14.4 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 11985 sq ft / 110.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1350480

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