



📍 6 Summerleaze, Katherine Park, Corsham, Wiltshire, SN13 9EQ

🏠 Guide Price £585,000

Spacious well presented 4 bedroom double fronted executive family home which is tucked away on the edge of Katherine Park on a good sized corner plot with landscaped garden, double garage and off road parking for three vehicles

- Executive 4 Bedroom Detached Family Home
- Double Garage With Double Width Parking
- 2 Principle Reception Rooms & Study
- Large Entrance Hall And Galleried Landing
- 4 Double Bedrooms Principle With En-Suite
- Separate Utility Room & Cloakroom
- Good Size Enclosed Corner Plot Garden
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C



We are delighted to bring to the market this well presented 4 bedroom detached executive family home which is tucked away on the edge of Katherine Park on a good sized corner plot with enclosed gardens, double garage and off road parking for three vehicles. The property is accessed via a storm porch which leads into a large welcoming entrance hall. There is a ground floor cloak room plus a dual aspect living room which runs the full length of the house with french doors opening onto the rear garden plus bay window to the front. There is a large separate dining room that has twin doors from the hall and a bay window to the front with a separate study to the rear. The spacious kitchen/breakfast room is fully fitted with a tiled floor and a number of built in appliances. There are French doors leading onto the rear garden plus a door leading into the utility room which is fitted with matching units and worktop with inset sink and space and plumbing for washing machine and tumble dryer. The wall mounted gas fired boiler is located here and provides hot water and supplies the central heating. There is an airing cupboard on the first floor landing. The large principle bedroom located at the front of the house has a door leading into the refitted white ensuite shower room which was installed by the owners in recent years in a contemporary design. There are three further good size double bedrooms two of which have built in wardrobes. The family bathroom has also been refitted with a white contemporary suite. Moving outside there is a good size fully enclosed rear garden that has a large patio plus a good sized lawn area along with well stocked floral borders. To the rear is gated access to the double garage that has power and light plus additional parking for at least three cars. The property is brought to the market with No Onward Chain

#### **Situation**

Corsham is a historic town dating from the 16th century in the County of Wiltshire and is located about 8 miles east of the Georgian City of Bath (a 15 minute drive). Corsham Town Centre is within walking distance of the property and has various shops, restaurants/ take away's, a post office, doctors, dentists and a public library. There are a number of primary schools and a secondary school serving the local population. The beautiful Corsham Court and its surrounding fields and lakes are a real feature and just off the high street. There is also a new community campus, which incorporates a swimming pool, gym, extensive leisure facilities and a café. The surrounding countryside provides a wide variety of rural pursuits and country walks. Neighbouring towns include Melksham, Bradford On Avon, Trowbridge and Chippenham (15 minute drive). Access to junction 17 of the M4 lies three miles north of Chippenham. London, Bristol and the West Country are available by easy access to the M4 Motorway at Junction 17 Chippenham or Junction 18 Tormarton (Bath). Alternatively, Bath Spa Station and Chippenham Railway Stations provide high speed links to London Paddington (90mins approx), Bristol Temple Meads and The West Country rail network.

#### **Property Information**

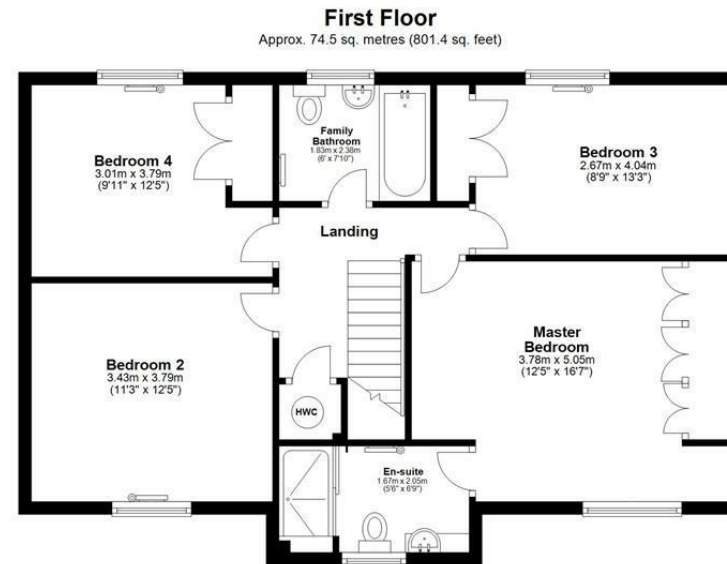
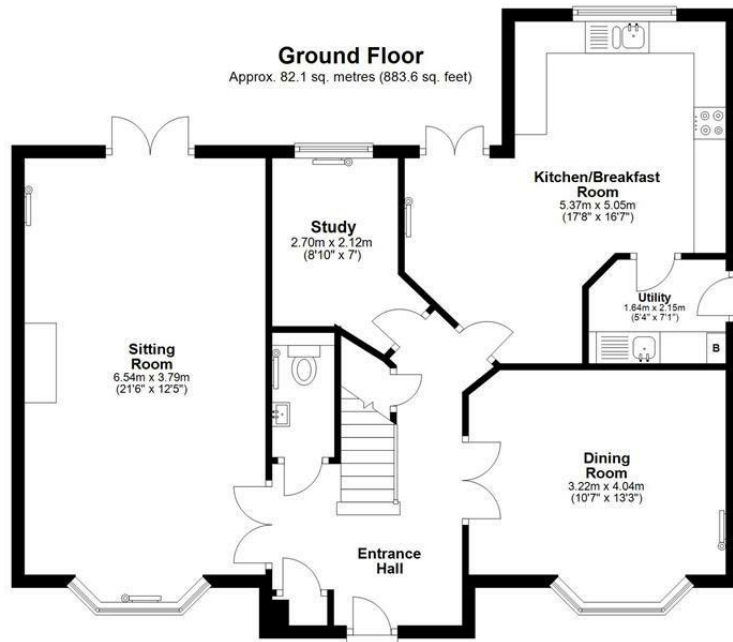
Council Tax Band: E

Mains Services

E.P.C Rating: C

No Onward Chain





Total area: approx. 156.5 sq. metres (1685.1 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.