





17 Brakspear Drive, Corsham , Wiltshire, SN13 9NE

Guide Price £400,000

Peek beyond the front door and the garden gate and be wowed by this well-proportioned detached house! This functional and low-maintenance family home offers both style and panache, featuring a notably bright L-shaped semi-open-plan living area that promotes easy modern living.

Don't let the classic 1970's façade deceive you. Instead, step over the threshold through the quality front door and into a welcoming entrance hall which gives access to a useful downstairs cloakroom, as well as to a bright and spacious sitting room which in turn flows into a sizeable dining area and a well-equipped kitchen. This 'L' shaped, semi-open plan reception space makes for comfortable modern living and can often be found bathed in plenty of natural light that streams into the property from windows at the front and rear. The dining area benefits from French doors that open out onto a highly useable patio space with high quality stone flooring, forming the ideal space in which to entertain and relax. The sleek black and white kitchen presents clean lines and a generous amount of storage within the plentiful cupboards and drawers, further to the inbuilt larders. Benefitting from useful side access and offering an airy and sociable space in which to cook up many a culinary delight, this kitchen comes equipped with a dishwasher, sink, electric fan-assisted oven, a gas stove and extraction hood above, with further space power and plumbing for a washing machine and tumble drier found in the garage.

Upstairs, the first floor offers two double bedrooms and a spacious single bedroom (which can accommodate a double bed), providing ample space for a growing family or guests and offering a pleasant leafy outlook at front and rear. The modern family bathroom on the first floor includes a shower over the bath, further to the sink, vanity unit, heated towel rail, and the W.C - All benefitting from plenty of natural light through the frosted window. This property is ideal for those seeking a comfortable home that currently possesses ample space in which to live, whilst also showcasing the clear potential to be greatly extended owing to the approved planning permission for a two-storey extension - A great "forever home" to save the owner the cost and hassle of having to move again in the future. This extension is designed to add another large reception room on the ground floor as well as a sizeable ensuite main bedroom on the first floor with a dressing room (Planning Portal Reference Number: PL/2024/03734).

Outside, the single garage and ample driveway parking accommodates for friends and family, with further potential to create additional parking at the expense of the lawned front garden, should someone require this (subject to any consents). The meticulously designed rear garden benefits from secure side access, a useful storage shed, outside lighting, and an outside water tap. Offering a charming Mediterranean feel, this garden has been lovingly crafted by the current owners to offer a noticeably private and highly functional living and entertaining space. White retaining walls and structured planting beds create a tranquil space in which to soak up the direct daytime and evening sunlight, while steps lead up to a level area of lawn for the whole family to enjoy.

Positioned just over a mile from Corsham's charming High Street, this home offers a peaceful retreat within a quiet and well established cul-de-sac location with town convenience. Enjoy independent shops, quality services, pubs, cafes and restaurants within the historic southern Cotswold town High Street. Ideal for families, it's close to Snapdragons nursery, Corsham Primary, and The Corsham School, with excellent transport links to Bath schools. There are incredible countryside walks and enjoyable children play areas and playing fields throughout the local area, including Corsham Court with grounds designed by the legendary Capability Brown, cycle trails, and sports clubs. Well-connected to the M4 for easy commutes to London, Bath, Bristol, and Cardiff, this property is just a short drive from Chippenham train station which offers easy direct London access. Bath, with its rich cultural heritage and amenities, is also positioned just nine miles away and there is a useful local bus service found a short stroll from the front door that offers a range of destinations.

Additional Information:

Tenure: Freehold House

Council Tax Band: D

EPC Rating: D (68) // Potential: B (82)

Services: Gas fired radiator central heating. Mains water supply. Mains drainage. Mains electricity supply. Double glazing throughout.

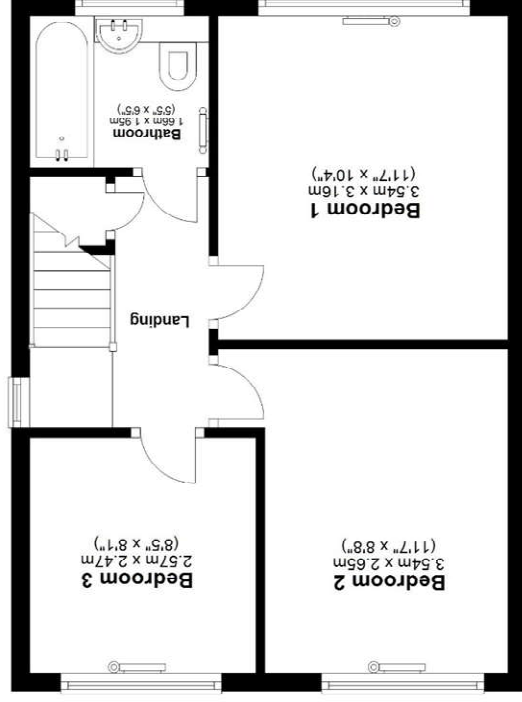
Bath Office
6 Balustrade
London Road
Bath BA1 6QA
01225 444454

Corsham Office
3 High Street
Corsham
SN13 0ES
01249 715775

www.hunterfrench.co.uk
www.onthemarket.com

Dezives Office
12 St John's Street
Dezives
SN10 1BD
01380 722784

Frome Office
19 Paul Street
Frome
BA11 1DT
01373 464040



Main area: Approx. 77.3 sq. metres (832.2 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.7 sq. feet)

