



hunter  
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# 52 Brook Drive, Corsham, SN13 9AU

Welcome to this extended four-bedroom semi-detached gem located on the sought-after Brook Drive development - a mature and peaceful and well-loved spot on Corsham's south side that benefits from a handy short-cut to access the many amenities in the town centre. Lovingly maintained and thoughtfully upgraded by the same owners for around 20 years, this home is move-in ready and packed with modern features.

Step inside via the newly constructed porch that paves the way for plenty of storage for coats and shoes, and you will find bright and airy living spaces spanning the two storeys. A cosy sitting room benefits from a sunny dual-aspect, offering a working gas fireplace and flowing seamlessly into the dining room / play room for children. Bi-fold doors peel back to reveal a beautifully landscaped garden, perfect for soaking up the sun or entertaining guests. The modern, separate kitchen / breakfast room leads to a handy separate utility room and a ground-floor WC, offering everything you need for easy living.

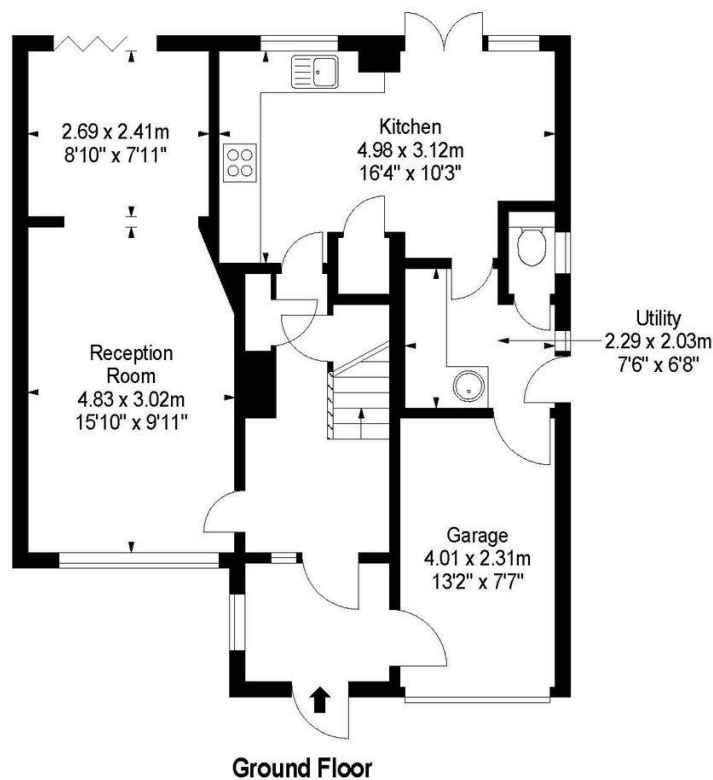
Upstairs, the standout master bedroom sits above the garage, providing privacy, comfort, and convenience owing to the sizeable en suite that serves the occupiers with a full-length bath with shower over, further to the heated towel rail, sink, and W.C. The three additional bedrooms all offer excellent proportions, most with built-in storage, and share a sleek tiled family bathroom. Large windows throughout the home ensure you can enjoy leafy views from almost every room.

Outside, the sun-soaked, south-facing garden offers a perfect blend of patio and lawn, fully enclosed and benefitting from gated side access for privacy and security, complete with a fair-sized timber shed with light and power. A private and high-quality block-paved driveway can support several larger vehicles to park off the road, and a single garage benefits from light, power, and integral access offering the potential to be converted into living accommodation if required (subject to any necessary consents). This location also provides plenty of on-street parking available for guests - Don't miss your chance to own this wonderful home in a prime location.





Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles Northeast of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants, and a variety of public houses. There are very good Primary and Secondary schools and the Corsham Leisure Centre. Commuter links are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 10-15 minutes away); and main line rail services are available from either Bath or Chippenham (with the Chippenham Railway Station residing approximately 15 minutes away from this property).



Approx. Gross Internal House Area \*  
125.88 M<sup>2</sup> - 1355 Ft<sup>2</sup>  
(Including Garage Area)  
Approx. Gross Garage Area \*  
9.10 M<sup>2</sup> - 98 Ft<sup>2</sup>

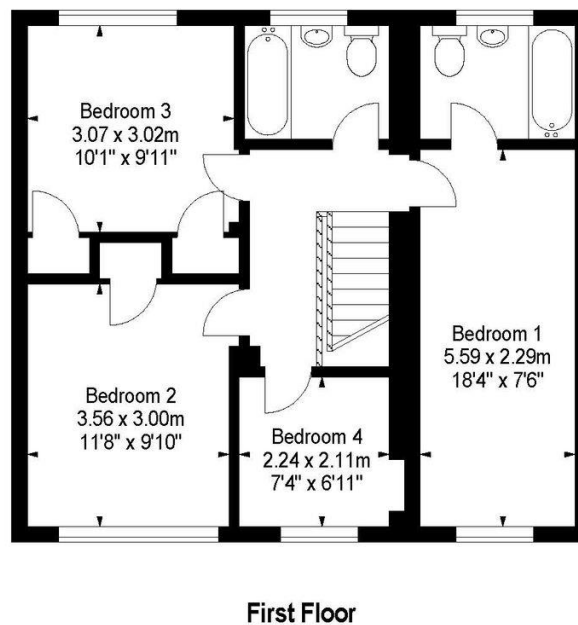


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Additional Information:

Tenure: Freehold House

Council Tax Band: D

EPC Rating: B (81) // Potential: B (84)

Services: Mains gas fired radiator central heating. Mains water supply. Mains drainage supply. Mains electricity supply. Double Glazing Throughout.

Guide Price £500,000

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