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# A7 Hatton Way, Corsham, Wiltshire SN13 9UW

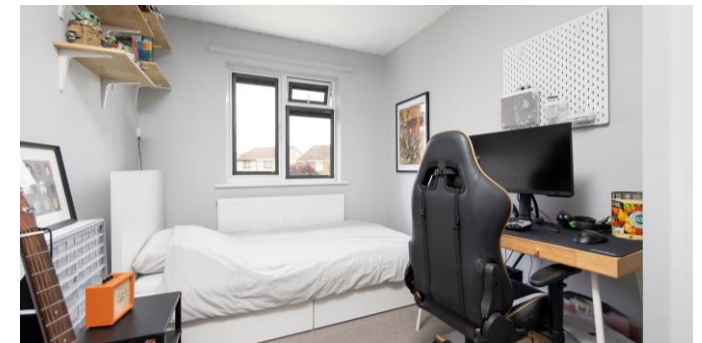
Located in a quiet residential area within walking distance of Corsham High Street, Primary and Secondary Schools, and all the town's local amenities, this four-bedroom semi-detached property is ready for its next prospective buyer to move straight in.

As you enter the property you are greeted by a spacious central entrance hall, complete with downstairs WC and storage cupboard, which gives access to the ground floor accommodation and stairs to the first floor. Positioned at the front of the property and measuring 18' 6" x 11' is the sitting room. Accessed via double doors and complete with feature fireplace, further benefits include dual-aspect windows providing plenty of natural light. The sitting room offers plenty of space and has the potential to include a dining table, if desired. Moving to the rear of the property and overlooking the garden is the kitchen / breakfast room and conservatory. The kitchen has been updated by the current owners and comprises of modern fitted wall and base units and integrated dishwasher and washing machine as well as space for further freestanding appliances. There is ample space for a freestanding breakfast table whilst French doors lead out to the conservatory which overlooks the south facing rear garden. The conservatory benefits from double doors providing access to the garden, as well as central heating allowing the space to be enjoyed throughout the year.

Stairs to the first floor give access to all four bedrooms and the family bathroom. The master bedroom overlooks the front aspect and measures 11' 11" x 8' 10" complete with built in storage cupboards. Bedroom two is also large enough to accommodate a double bed with views over the front aspect. Bedroom three and bedroom four benefit from a southerly aspect and would make great children's bedroom or as a 'work from home' office. To complete the first floor, the family bathroom has been updated by the current owners and includes a modern white suite with bath and overhead power-shower.

Externally, the property is located on a quiet residential 'no through road' and benefits from being within close proximity and accessibility to Corsham's amenities and local bus routes. Driveway parking for multiple vehicles is available to the side whilst a single garage provides further parking / storage complete with lighting and power supply.





The rear garden is a safe area for children to play as it is fully enclosed and benefits from sun throughout the day courtesy of the southerly aspect. An additional garden studio provides further work /storage space and further benefits from a power supply as well as an electric heater and internet connection.

Corsham is a charming old town with an excellent range of local facilities including many specialist shops and cafes as well as doctors' surgery, library, restaurants and good pubs. The High Street is mostly pedestrianised with many beautiful buildings making it a wonderful place to stroll whilst enjoying many artisan shops array of eateries or the weekly market. There are good primary and secondary schools all within walking distance and the Georgian heritage city of Bath is only 11 miles away. Corsham is well situated for the M4, M5 and the mainline rail link to London Paddington (1h 20) from Chippenham.

Additional Information:  
 Tenure: Freehold House  
 Council Tax Band: C  
 EPC Rating: C (69) // Potential: B (83)  
 Services: Gas fired central heating. Mains water supply. Mains drainage. Mains electricity supply. Double glazing throughout.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Decent energy efficiency - lower running costs	E (39-54)
Decent energy efficiency - lower running costs	F (21-38)
Decent energy efficiency - lower running costs	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 69  
 Potential: 83

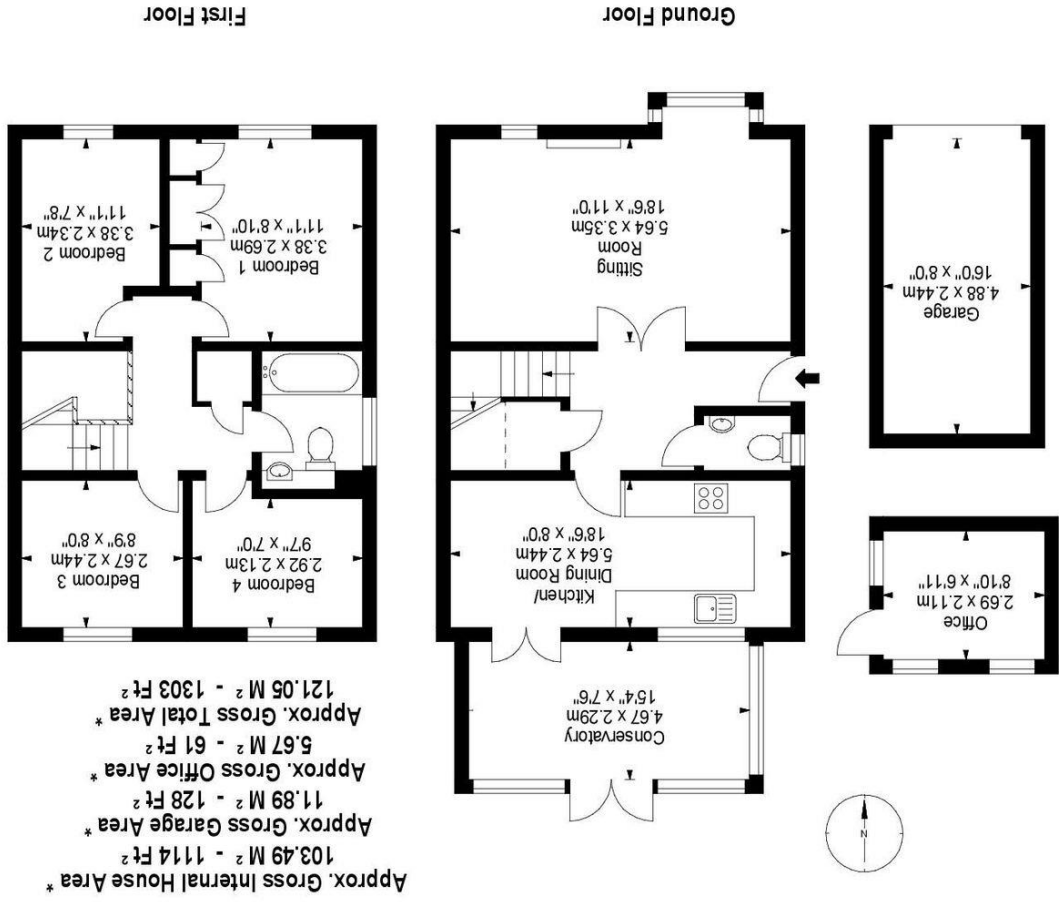


Illustration For Identification Purposes Only. Not To Scale  
 \* As Defined by RICS - Code of Measuring Practice