



**Allard Avenue, Corsham**  
**£750,000**



A double fronted detached village home place on a wonderful corner plot and offering five double bedrooms. The enclosed garden has a south westerly aspect and there is the bonus of a double garage plus parking for four vehicles. The ground floor gives you a spacious formal hall, family room/office, dual aspect living room, guest cloakroom, dining room and a utility. The ground floor features a breath taking family dining kitchen with bi-fold doors onto a generous patio. The bedrooms are complemented by a family bathroom and two en-suites plus the first floor gives you a gallery landing. The home has many bespoke features, is filled with quality and the rear garden offers areas of great privacy. Gas centrally heated and double glazed. Sitting on the edge of glorious countryside, a historic market town and perfectly positioned for access to Historic Roman Bath.



## LOCATION

The home sits on a modern development on the western side of Corsham and built in recent years by Redcliffe Homes. The home is within easy access of the town facilities and a short drive to the multiple supermarkets that are placed on the western edge of Chippenham. The A4 runs alongside Corsham and gives routes to the west through Box, Bath, Bristol, M4 west and Wales beyond. To the east is Chippenham, M4 eastbound, to Swindon, Reading and London. Chippenham rail station connects Bristol to London. Corsham has a good selection of primary schools and a secondary school.

## FORMAL HALL

**16'3 x 10'9 (4.95m x 3.28m)**

A very impressive formal hall with tile floor and space for display furniture. A balustrade staircase rises to the first floor. From here there is access to the living room, family room/office, dining room and guest cloakroom.

## GUEST CLOAKROOM

**6'2 x 3'2 (1.88m x 0.97m)**

The suite offers a basin set into a vanity cabinet, water closet with concealed cistern and a chrome towel rail radiator.

## LIVING ROOM

**19'4 x 13' (5.89m x 3.96m)**

A wonderful dual aspect room with a window to the front and French doors opening to the rear patio/garden. Expanding living space in fine weather. There is room for a number of large sofas and further items of furniture. To one wall are bespoke fitted cabinets, display shelving and centrally an area to place a flat screen TV.

## FAMILY ROOM/OFFICE

**13'6 x 11'9 (4.11m x 3.58m)**

Positioned at the front of the home and adjacent to the front entrance. Perfect for home working. The room has a dual aspect with a bay window to the front and a window looking out over the side garden. A multi purpose room that can accommodate a number of desks with supporting furniture. Alternatively sofas with extra living room furniture. 'Karndean' wood effect flooring.

## DINING ROOM

**15' x 10'3 (4.57m x 3.12m)**

This room has a wide opening to the family dining kitchen that makes it perfect for interaction with dinner guests. Another sizeable room that can accommodate a large dining table, chairs and extra furnishing. A window views out over the side garden. Tile floor.

## FAMILY DINING KITCHEN

**18'4 x 14'4 (5.59m x 4.37m)**

This triple aspect room is arranged to offer natural dining, lounging and culinary areas. One side of the room has space for a large dining table and chairs. Adjacent to this area are bi-fold doors that open out onto the large patio and garden.

The kitchen area of the room is arranged with both the 'Chef' and

entertaining in mind. The appliances are all 'Bosch'. Centrally is a large island unit with an extended work top to allow for bar stools. Inset is an induction hob with the feature of a contemporary hood over. The cabinets are both wall and floor with quartz surfaces. Integrated is a dish washer, fridge freezer, double high level oven and a microwave oven. Inset one and a half sink with mixer tap. A window looks out over the side garden and two windows view out over the rear garden. Tile floor and tile finishes.

## UTILITY ROOM

**6' x 5'6 (1.83m x 1.68m)**

The cabinets match those of the kitchen and space has been allowed for a washing machine and a dryer. Window. and tile finishes. Tile floor.

## GALLERY LANDING

A balustrade landing with a gallery feel. Doors open to the bedrooms and to the family bathroom. Window overlooking the garden.

## MASTER BEDROOM

**18'6 x 11'9 including wardrobes (5.64m x 3.58m including wardrobes)**

The room offers sleeping and dressing areas. A window views out over the front and there is room for a super king size bed. Triple mirrored wardrobes. Adjacent to the en-suite is an area for a dressing table. A window looks out over the rear garden.

## MASTER EN-SUITE

**7'1 x 3'10 (2.16m x 1.17m)**

The suite offers a double shower, water closet with concealed cistern and a wash basin set into a vanity. Chrome towel rail radiator, shaver point, extractor fan and a window with privacy glass. Tile finishes and a deep sill for display. Tile floor.

## BEDROOM TWO

**12'9 x 9' including wardrobes (3.89m x 2.74m including wardrobes)**

This room can accommodate a super king size bed and extra furniture. Two double built-in wardrobes. Window to the front and access to the en-suite.

## GUEST EN-SUITE

**7'9 x 4'7 (2.36m x 1.40m)**

The suite offers a double shower, water closet with concealed cistern and a wash basin set into a vanity. Chrome towel rail radiator, shaver point, extractor fan and a window with privacy glass. Tile finishes and a deep shelf for display. Tile floor.

## BEDROOM THREE

**12'6 x 11'7 (3.81m x 3.53m)**

Another spacious double room with a window and space for a super king size bed. Room for extra furniture.

## BEDROOM FOUR

**12'4 x 10'10 (3.76m x 3.30m)**

A dual aspect room with windows looking out to the front and side. A super king bed can be accommodated plus further furniture.

## BEDROOM FIVE

**13'3 x 7' (4.04m x 2.13m)**

The final bedroom is again another double in size. There is room for a double bed plus further furnishing.

## FAMILY BATHROOM

**7'7 x 7' (2.31m x 2.13m)**

The suite offers a shaped panel enclosed bath with shower screen and shower over. Wash basin and a water closet with concealed cistern. Tile floor and tile finishes. Chrome towel rail radiator, extractor fan and a window with privacy glass.

## EXTERIOR

The home is placed on a generous corner plot and is outlined in a little more detail as follows:

## FOUR VEHICLE DRIVE PARKING

In front of the garage is a tarmac drive that offers parking two vehicles side by side. A gate gives access to the rear garden. There is also the ability to park two vehicles side by side adjacent to the grass verge.

## DOUBLE GARAGE

**20'7 x 19'6 (6.27m x 5.94m)**

A generous double garage that has vehicle access through two up and over doors. Personal door to the rear garden. Power and light. The eaves offers storage opportunities.

## FRONT & SIDE GARDENS

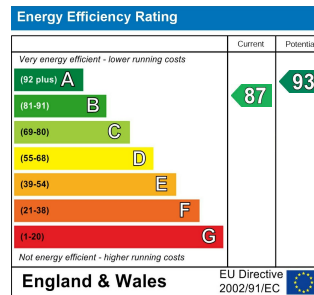
Directly in front of the home is a wall enclosed garden with a path to the front door. To the side of the home is a large flat lawn with an ornamental tree as a feature.

## REAR SOUTH WESTERLY GARDEN

The rear garden is extremely impressive points an an advantageous direction. Offering areas of different use and character. Adjacent to the home is a large patio area next to the living room and dining kitchen.- making it a great place for outside dining and entertaining. A large flat lawn offers good recreation and lounging opportunities. There is a good selection of ornamental planting. At one end of the garden is a screened gravel area the suits a trampoline or discreet storage. The garden offers good privacy.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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