



82a Springfield Close
Corsham SN13 0JR

Monthly Rental Of £2,000



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
Phone: 01225 755553, Email: enquiries@wrightsresidential.co.uk
www.wrightsresidential.co.uk

Spacious detached three/four bedroom property

Impressive open-plan kitchen, dining and living space

Three bedrooms plus study/fourth bedroom

Family bathroom and downstairs cloakroom

The property comprises

Ground Floor

Entrance Hall

With composite front door, tiled flooring, radiator and stairs to the first floor.

Cloakroom

With tiled flooring, suite comprising close coupled W.C and hand basin with vanity unit, heated towel rail and inset ceiling spotlight.

Open plan kitchen/diner and lounge *18' 1" x 29' 1" (5.50m x 8.86m) max*

The impressive open-plan kitchen, dining and living space forms the heart of the home. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks, incorporating twin integrated eye-level double ovens, a ceramic hob with extractor canopy over, and an integrated dishwasher. There is also space for an American-style fridge freezer, while a PVCu double glazed window to the front elevation provides natural light. The kitchen flows seamlessly into the spacious lounge area, featuring attractive tiled flooring throughout, a contemporary wood-burning stove, and a radiator. Two sets of PVCu double glazed French doors open directly onto the rear garden.

Study/Bedroom 4 *8' 7" x 13' 9" (2.61m x 4.20m)*

With tiled flooring, radiator, internal door to the garage and PVCu French doors opening onto the rear garden.

First Floor

Landing

With radiator and PVCu double glazed window to the side.

Bedroom 1 *10' 11" x 10' 11" (3.34m x 3.34m)*

With radiator, walk in wardrobe and PVCu double glazed window to the front.

En-suite *6' 3" x 4' 4" (1.90m x 1.33m)*

With tiled flooring and walls, suite comprising shower enclosure with rainfall shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights and extractor fan.

Walking distance to the MOD and local amenities

Feature wood-burning stove

Available from early August, unfurnished

Bedroom 2 *8' 7" x 13' 0" (2.62m x 3.95m) max*

With radiator and PVCu double glazed window to the rear.

Bedroom 3 *8' 6" x 9' 6" (2.59m x 2.89m)*

With radiator and PVCu double glazed window to the rear.

Bathroom *6' 1" x 7' 8" (1.86m x 2.34m)*

With tiled flooring and walls, four piece suite comprising bath, shower enclosure with rainfall shower, close coupled W.C and hand basin with vanity unit, heated towel rail, inset ceiling spotlights, extractor fan and obscured PVCu double glazed window to the rear.

Externally

To the front

A generous block paved driveway provides ample off road parking for multiple vehicles and leads to the garage. A side path provides gated access to the rear garden.

Garage *8' 8" x 18' 3" (2.63m x 5.57m)*

With up and over door to the front, internal door to the study/bedroom 4, power and light.

To the rear

To the rear of the property is a generously sized enclosed garden, featuring an extensive paved patio providing an ideal space for outdoor dining and entertaining, together with a well-maintained lawn. Additional benefits include a useful timber log store, garden shed and a further enclosed section currently used by the owners for keeping hens.

Council Tax

The property is in council tax band D.

Energy Performance

The current EPC rating is C (73)

Services

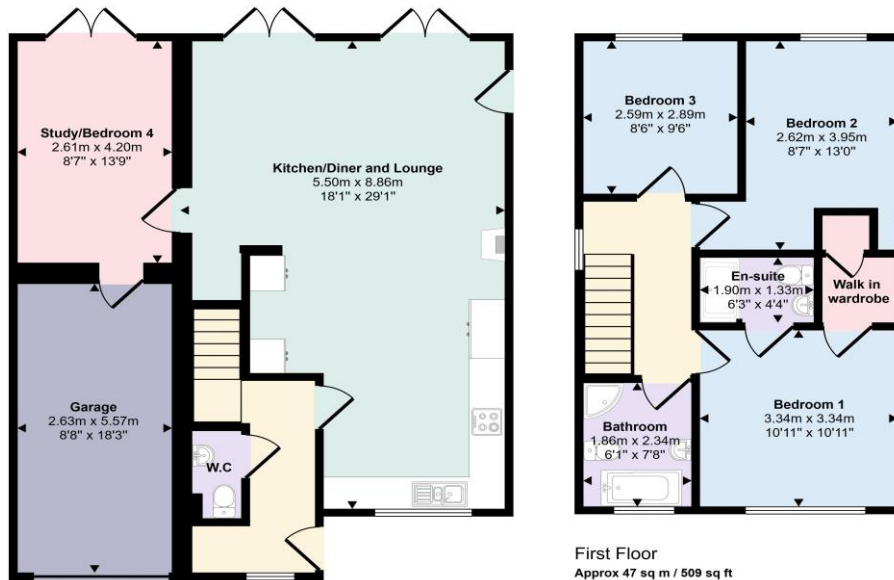
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom)
Predicted maximum download speed - 80Mbps



Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 80 sq m / 859 sq ft

First Floor
Approx 47 sq m / 509 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.