



**52 Brook Drive, SN13 9AU**

Guide Price **£425,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms: 4**  
**Bathrooms: 2**  
**Receptions: 2**

Situated on the popular Brook Drive development in Corsham, this extended four-bedroom semi-detached home enjoys a peaceful, community setting with a scenic shortcut through (known as 'The Batters') to the town centre. Lovingly maintained and improved over nearly 20 years, it is beautifully presented and ready to move into.

A recently added porch with vaulted ceiling and Velux window leads into a bright, well-proportioned interior. The dual-aspect sitting room features oak flooring and a working gas fireplace, opening to a versatile study/playroom with bi-fold doors to the landscaped rear garden. The modern kitchen/dining room is well equipped with a five-ring gas hob, double oven, integrated appliances and ample storage, complemented by a separate utility room and ground floor cloakroom.

Upstairs, the principal bedroom sits above the garage within an extension, offering excellent space, fitted wardrobes and an en suite bathroom. Three further bedrooms (two doubles with storage and a single) are served by a stylish family bathroom.



The south-facing rear garden combines patio seating and level lawn, with a powered timber shed and gated side access. Solar panels enhance efficiency. To the front, a block-paved driveway provides ample parking alongside a single garage with light, power and internal access, offering potential for conversion (subject to consent).

An Ofsted "Outstanding" primary school is within easy walking distance. Corsham is a historic market town on the edge of the Cotswolds AONB, around eight miles from Bath, offering a range of amenities, leisure facilities and good transport links, including access to the M4 and mainline rail services from Bath and Chippenham.

#### Additional Information:

Tenure: Freehold House

Council Tax Band: D

Current EPC Rating: B (81)

Potential EPC Rating: B (84)

#### Services:

Mains gas fired radiator central heating. Mains water supply.

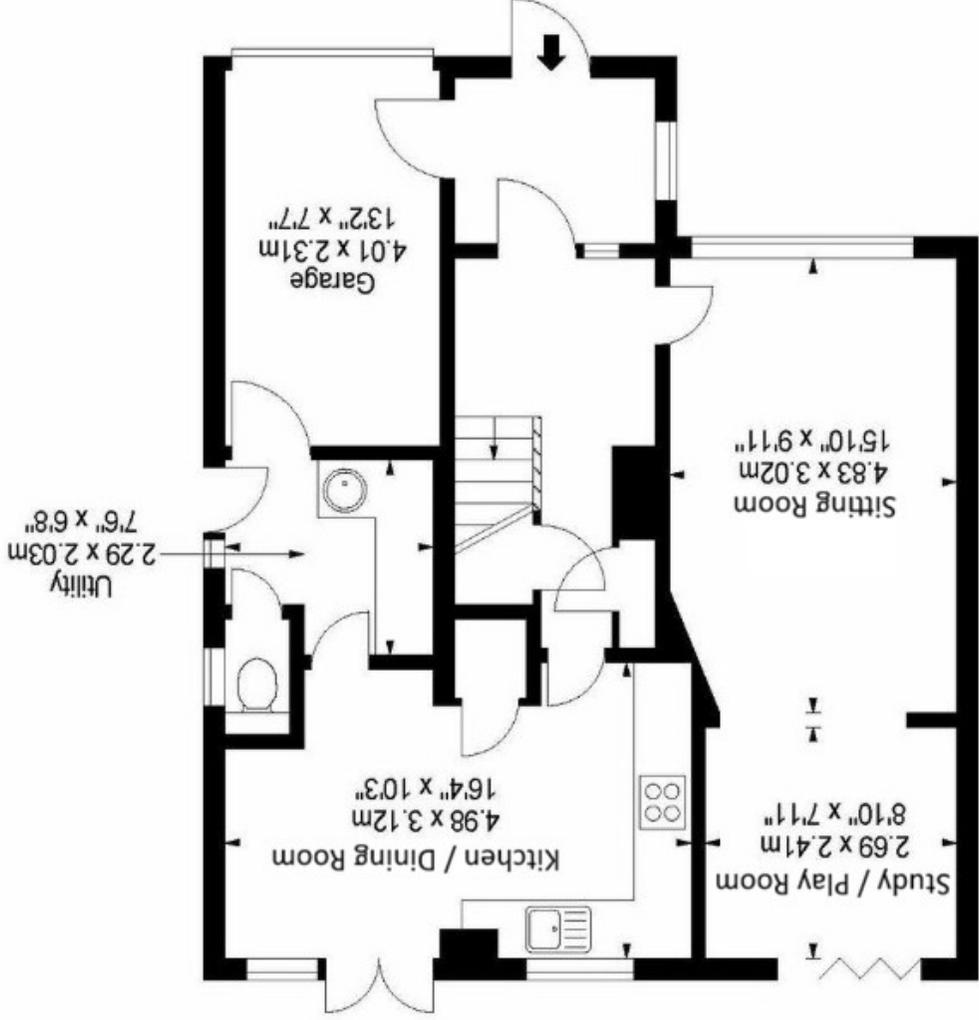
Mains drainage supply.

Mains electricity supply and solar panels on the roof.

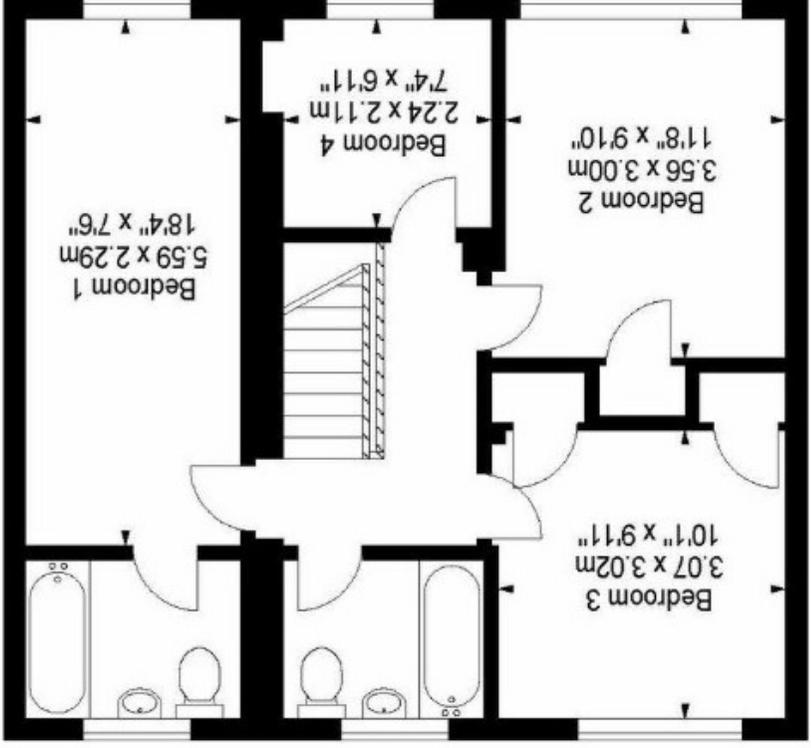
Double Glazing Throughout.



Ground Floor



First Floor



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>

