



📍 22 Portland Rise, Corsham, Wiltshire, SN13 9GT

🏠 Price Guide £525,000

Situated in the popular Portland Rise and built in 2019 by Cotswold Homes, this 4 bedroom double fronted detached family home is ideally located within a walkable distance to the town.

- 4 Bedrooms
- Detached Family Home
- En suite Facilities
- Study And Separate Living Room
- Gas Central Heating
- Double Glazed Throughout
- Off Road Parking For Two Cars

🏡 Freehold

📊 EPC Rating



Situated in the popular Portland Rise and built in 2019 by Cotswold Homes, this 4 bedroom double fronted detached family home is ideally located within a walkable distance to the town. The accommodation has to the ground floor a spacious tiled entrance hallway, a central flight of stairs to the first floor, wood effect laminate flooring and doors to the cloakroom, study, living room and kitchen dining room. the cloakroom, located under the staircase having a fitted white suite. The study is located to the front of the property with the living room having dual aspect windows to the side and rear and French doors to the garden, this room being laid to carpet. The spacious and stylish kitchen dining room runs the length of the property with the dining area to the front. The kitchen area is fitted with a range of matching shaker style wall and base units, a breakfast bar and many built in appliances which include an electric cooker and gas hob, dishwasher and fridge freezer. There is a door to the utility room with a further door to the garden and some very useful full length cupboards with a combination of shelving units and space for the washing machine and tumble dryer. Off the first floor landing are the spacious bedrooms, all double and bathroom. The main bedroom has an en suite shower room and built in wardrobes with the fitted white bathroom suite to the rear. The property is double glazed throughout and warmed by a mains gas heating system. Externally the front has an attractive sloped lawned area with established bushes and shrubs with steps and railings to the covered storm porch, double driveway laid to block paving and a gate providing side access. The rear is enclosed by fencing and laid to a mixture of two patios and a lawned area. Steps lead to a raised area to the rear used as an additional area to sit and this is laid to stone chippings. This is a very popular and established residential area and is within approximately a miles walk from the town.

#### Situation

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports center, library, the arts center and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.

#### Property information

Main Services

Gas Central Heating

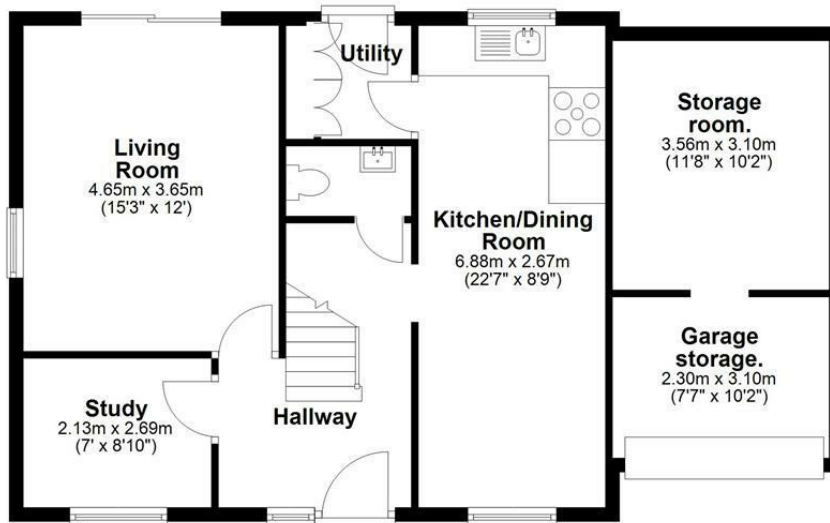
Freehold Property

Council Tax Band: D

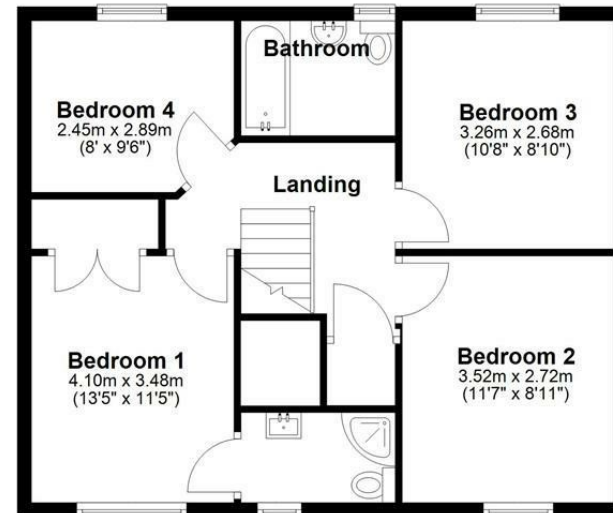
EPC Rating:



**Ground Floor**



**First Floor**



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