



hunter
french

5 Freestone Way, Corsham, SN13 9EE

Ideally positioned on the edge of Katherine Park, this low-maintenance three-bedroom property has been updated by the current owners and benefits from a master bedroom (with ensuite shower) and a modern kitchen, as well as a separate sitting and dining room, private parking and single garage.

As you enter the property a hallway gives access to the ground floor accommodation, downstairs WC and staircase to the first floor. Overlooking the front aspect and enjoying the afternoon sun through a feature bay window, is the dining room. Measuring 8' 8" x 16' 9" the dining room provides ample space for a freestanding table. From the dining room there is access to the kitchen which overlooks the rear garden. The kitchen has been updated by the current owner and includes fitted wall and base units with space for freestanding appliances, as well as a fitted breakfast bar and access to the rear garden.

The sitting room also enjoys access to the garden through French doors and benefits from a gas fire which helps create a cosy feel during an evening and winter months. Measuring 10' 5" x 13', the sitting room has ample space for furniture and all the family.

Stairs to the first-floor lead to three bedrooms and the family bathroom. The landing is light and airy benefitting from the afternoon sun through a large characterful window. The master bedroom overlooks the rear aspect with the benefit of an ensuite shower room and walk in wardrobe, whilst bedroom two is also a double room with views over the rear garden. Bedroom three, currently used as a spare room, is a generously sized single room and would make an ideal children's bedroom, home office, or dressing room. All bedrooms have the added benefit of built in wardrobes. To complete the first floor, the family bathroom comprises of a modern white suite with bath and handheld shower.

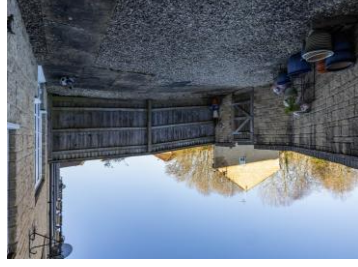
Externally, both the front and rear garden are laid to gravel with a stone wall surround. The rear garden catches the morning sun where there is a patio to enjoy al-fresco dining and a garden gate from the garden leads to the allocated parking and single garage situated beneath a neighbouring coach house.





Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its pretty High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses to enjoy. There are very good Primary and Secondary schools and the Springfield Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and quick main line rail services are available from either Bath or Chippenham. Katherine Park is an attractive development which is popular with all buyers of all ages. With two children's play areas, woodlands and lakeside walks, a local convenient store, bus links and being walking distance to excellent schools, the community campus, and Corsham town centre, everything needed is at your fingertips! Katherine Park is situated on the West side of Corsham giving easy access to Bath, Chippenham and the M4.

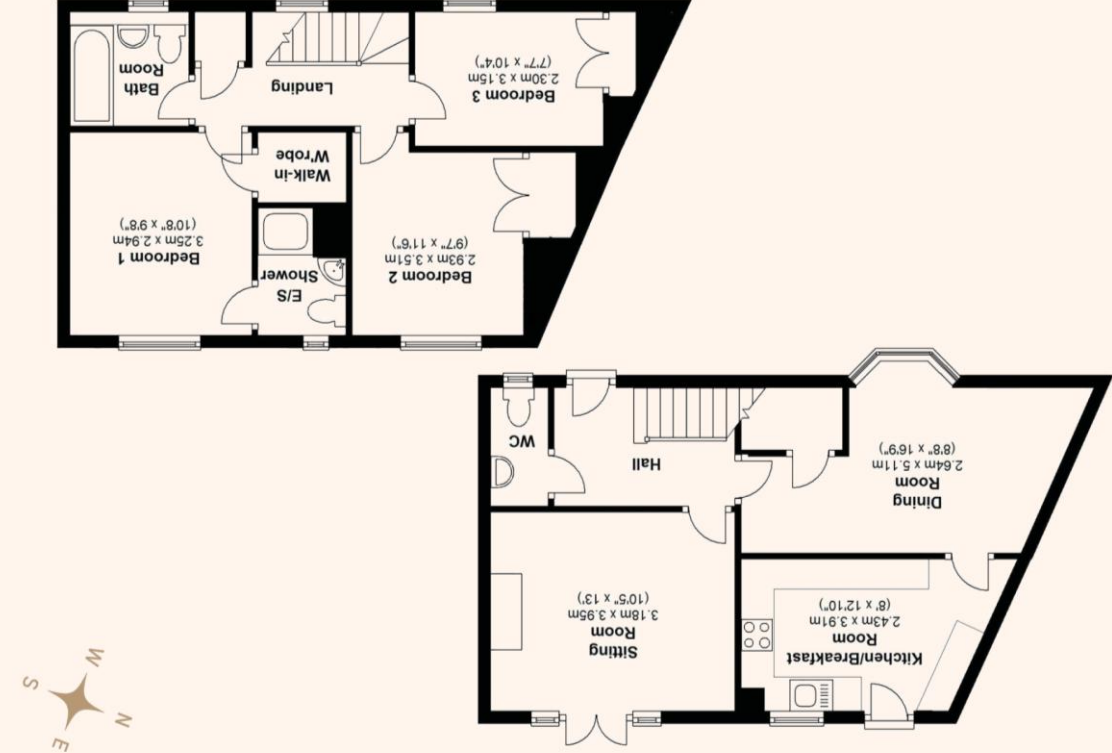
Additional Information
 Tenure: Freehold Property & Leasehold Garage
 Council Tax Band: C
 EPC Rating: C (74) // Potential: C (79)
 Services: Gas fired central heating. Mains water supply. Mains drainage. Double glazing throughout.



| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92 plus) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Potential | 79 |
| Current | 74 |

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This floorplan has been prepared by Snug Studio LTD and is provided for illustrative purposes only. All measurements, areas, and layouts are approximate and should not be relied upon as a statement of fact. Prospective purchasers must satisfy themselves as to the accuracy of the floorplan, dimensions, and overall layout by inspection or other means. The floorplan is not to scale and does not form part of any contract.



Total 91 m² / 981 ft²

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