



📍 19 St Philip Street, Corsham, Wiltshire, SN13 0FS

🔗 Offers In Excess Of £425,000

Modern 4 Bedroom Detached Family Home built by Bellway homes and completed in late 2020 being set on the edge of this small development, the property backs onto open space and benefits from an open feel and very private rear garden

- Modern 4 Bedroom Detached Family Home
- Small Development on the Bath Side of Corsham
- Large Kitchen Breakfast Room To The Rear
- Enclosed South Facing Rear Garden
- 4 Generous Size Bedrooms
- En-Suite Shower Room To Principle Bedroom
- Beautifully Presented Throughout only 4 Years Old
- Single Garage & Long Driveway Parking

🏠 Freehold

🏠 EPC Rating B



Modern 4 Bedroom Detached Family Home built by Bellway Homes and completed in late 2020 is set on the edge of this small development on the Bath side of Corsham. The feeling of space starts with the wide and open hallway, with doors to the ground floor cloakroom plus a separate storage cupboard, with hard-wearing wood effect flooring which runs through into the kitchen breakfast room. The large living room is located at front of the property and is of generous size, with the large kitchen breakfast room running the full width of the house fitted with a range or shaker style units, and houses an integrated dishwasher, washer dryer and fridge/freezer , single eye level oven, gas hob and plenty of storage space. A large store cupboard is also perfect for the other kitchen cleaning essentials and the side door out to the driveway is perfect for access with muddy kids or dogs. Upstairs you have a large landing, there are 4 excellent bedrooms. 3 are good doubles and the 4th is a great-sized single, perfect as a bedroom or study/hobby room. The main bedroom has room for fitted wardrobes and a very large en suite shower room. The 2nd bedroom is a lovely guest room, again with space for built-in wardrobes and the 3rd double also has a perfect space for wardrobes or a chest of drawers. The family bathroom is also of a good size. Outside everything is still larger than average, including the excellent southeast-facing garden laid neatly to the lawn with a paved patio area. A side gate takes you out to the driveway and garage. A surprisingly spacious single garage with open eaves for light storage, light and power is complimented by the very long driveway, suitable for at least 3 cars. There are ample green spaces on the development, including a children's equipped play area in the centre of the development.

Situation

Located on the Bath side of Corsham, this property is a stones throw from the very popular Corsham primary Broadwood site, easy walking distance to MOD Corsham, and on the bus route to Bath or Chippenham where you can pick up the mainline trains to London or Bristol. London Paddington is around 55 minutes away and access to the M4 via Junction 17 or 18 is also easy making this a great location for commuters to many regions. Closer to home and there is the local Dandelion café, "Leafy lane" playing fields and woodland, Marco Pierre White's Rudloe Arms hotel , perfect for a posh meal out or The Quarrymans Arms for stunning views, fabulous food and a great pint. For the dog walkers, and countryside lovers, there is also the Box woods and a wide range of countryside walks on your doorstep. Stop off at the Wadswick Country store for some shopping and a bite to eat in the Forage restaurant. Also a great stop for takeaway drinks and cakes to die for ! Just 2 miles away is Corsham's picturesque high street and wide range of independent shops and eateries.

Property Information

Council Tax Band: E

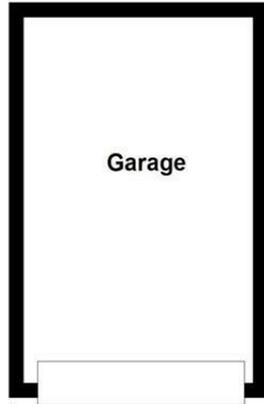
E.P.C Rating: B

Gas Central Heating

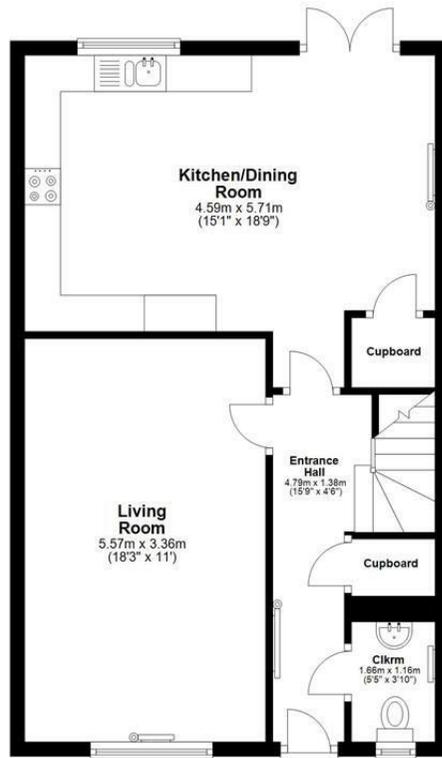
Council Tax Band:

Mains Services

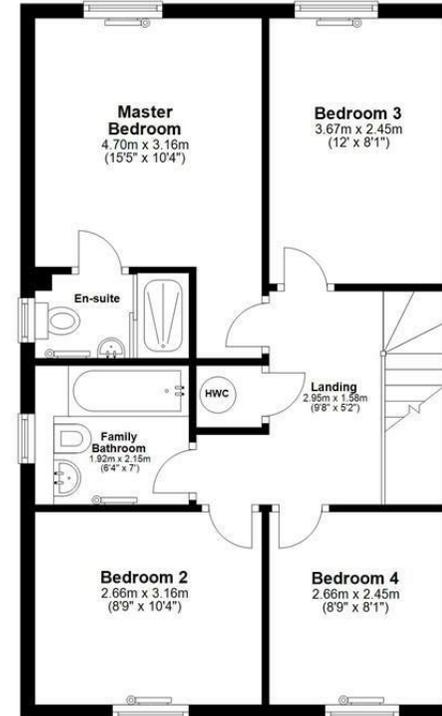




Ground Floor
Approx. 54.2 sq. metres (582.9 sq. feet)



First Floor
Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 108.3 sq. metres (1165.9 sq. feet)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.