





📍 54 Park Lane, Corsham, Wiltshire, SN13 9LG

🏠 Guide Price £350,000

Modern Four-bedroom Semi Detached Home with spacious bedrooms and living accommodation, giving excellent transport links to Bath, Corsham, Chippenham and the M4

- Modern 4 bedroom Semi Detached House
- Large Kitchen/Breakfast Room
- Sitting room with French Doors onto garden
- Master Bedroom with En-Suite Shower
- Two Further Double Bedrooms
- Plus Fourth Bedroom/Study
- Enclosed Rear Garden with Patio Area
- Excellent Transport Links

🏡 Freehold

🏠 EPC Rating C





Modern four-bedroom Semi Detached home with stylish interior and within excellent transport links to Bath, Corsham, Chippenham and the M4. The accommodation is arranged over three floors, which has been altered since being built to give a more open plan feel and a more functional space which comprises an entrance hall with WC, and stairs to the first floor, a kitchen/breakfast room with breakfast bar, electric oven and gas hob and space for all other white goods. This now links through into the sitting room/dining room, which has space for a dining table and a corner sofa with French doors opening into the garden. On the first floor is a landing area with additional stairs to the second floor, along with the master bedroom and bedroom four/study. The master has double built-in wardrobes and an en suite shower room. On the second floor are two bedrooms and the family bathroom. To the rear is an enclosed garden which has a patio area leading onto the lawn with gated pedestrian access to the rear that leads out to the parking area.

#### **Situation**

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 fine 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. There are very good Primary and Secondary schools and the new Corsham 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 main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

#### **Property Information**

Council Tax Band: D

E.P.C Rating: C

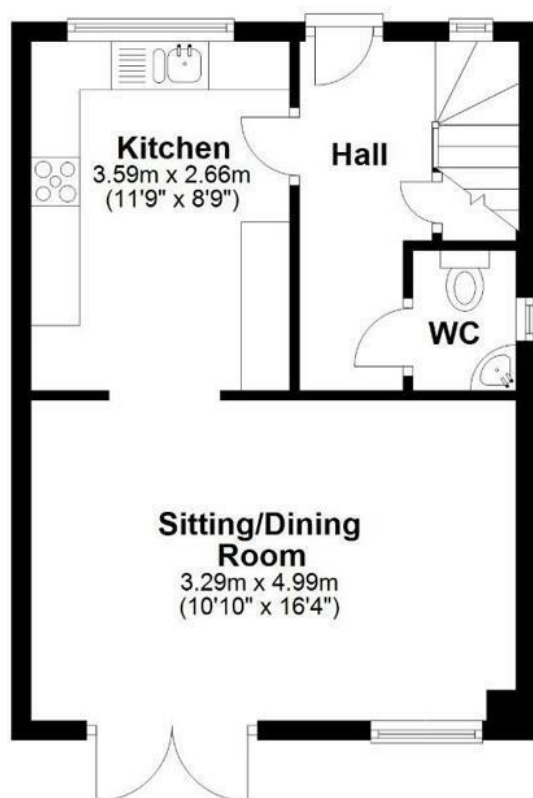
Mains Services

Gas Central Heating



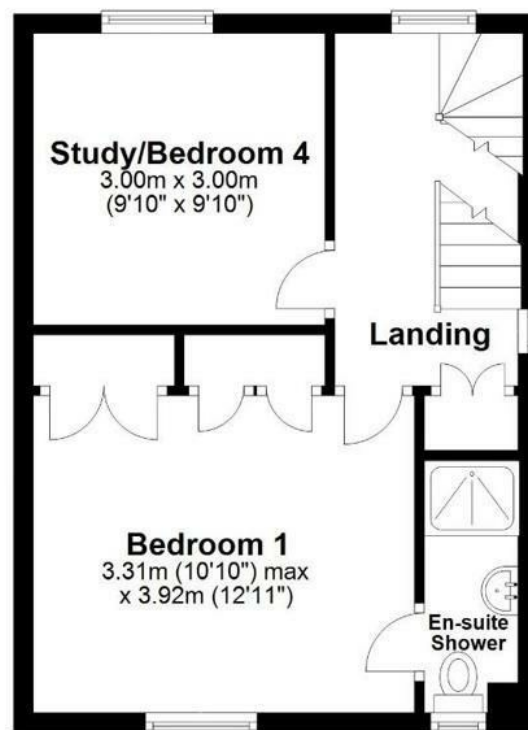
## Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



## First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



## Second Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 104.5 sq. metres (1125.2 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.