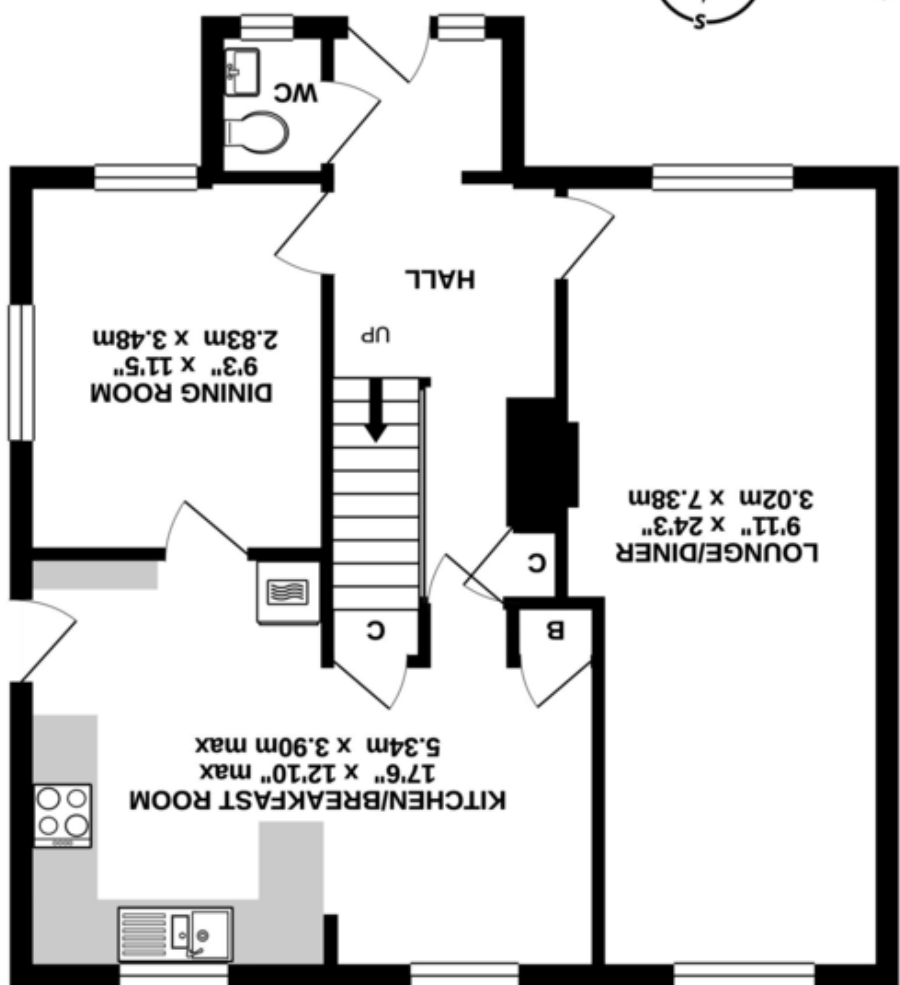


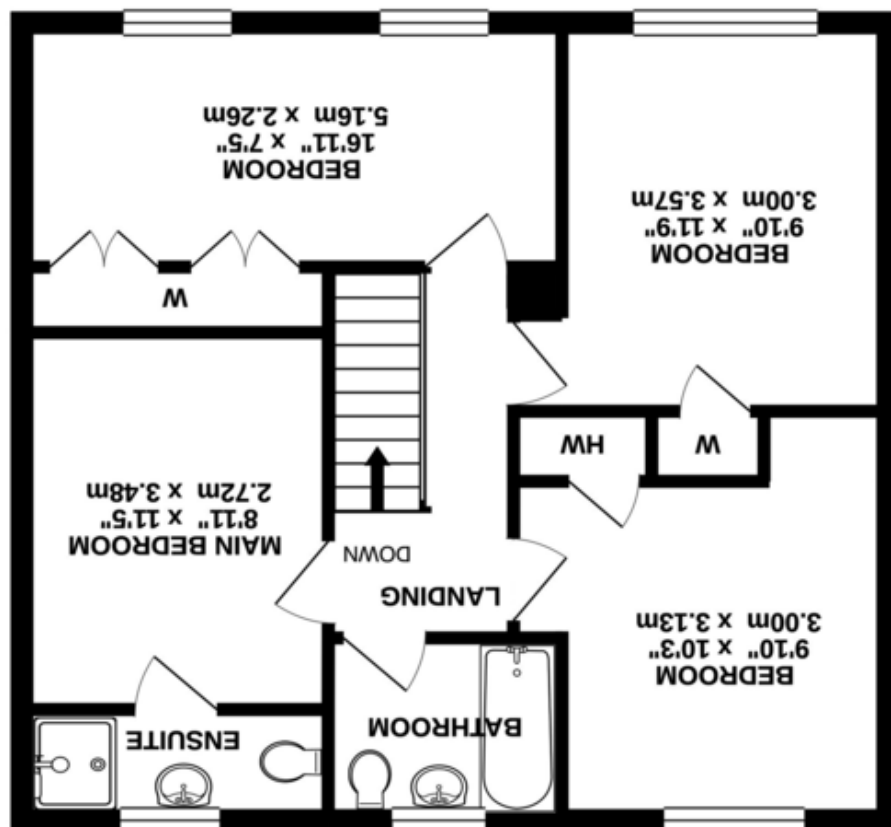
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and prospective buyers are advised to check the measurements taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements as to their operability or efficiency can be given.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA : 1305 sq.ft. (121.3 sq.m.) approx.



GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



63 Brook Drive, Corsham, Wiltshire, SN13 9AX

## 63 Brook Drive, Corsham, Wiltshire, SN13 9AX

- Greatly extended semi detached house
- Two good sized reception rooms
- Master bedroom with en suite
- Garage and ample driveway parking
- Four double bedrooms
- Superb kitchen/breakfast room
- Generous corner plot
- NO ONWARD CHAIN

£385,000

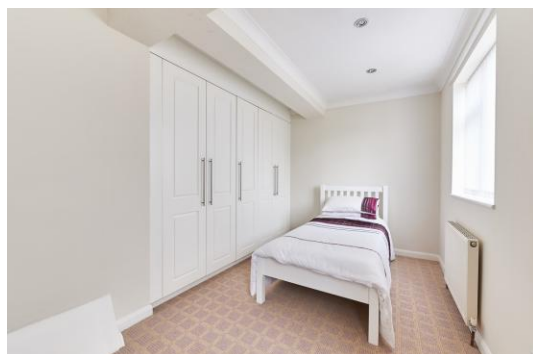
### Situation and Description

A greatly extended semi detached house occupying a generous corner plot on a sought after development within easy walking distance of schools and amenities.

The property offers spacious and well presented accommodation over two floors comprising spacious entrance hall with cloakroom off, full depth sitting room with feature fireplace, superb kitchen/breakfast room with modern units and integrated appliances, dining room, master bedroom with en suite shower room, three further double bedrooms and a family bathroom with modern white suite.

Externally there is an easily maintainable garden to the front, good sized, predominately lawned gardens to the side and rear and a larger than average single garage with driveway parking in front for numerous vehicles.

The Broadmead development is situated on the sought after Prospect side of this popular market town and every facility is within walking distance including Corsham Primary (Ofsted outstanding), Heywood Prep, The Corsham School, sports centre, library, arts centre and cricket club as is the picturesque high street with its variety of interesting shops, cafes, pubs as well as Corsham Court with its lovely park and lake. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath (approximately nine miles) which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham (approximately about 4 miles). Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.



### Directions

From The Methuen Arms, proceed on the B3353 towards Melksham. Turn right at the mini roundabout into Pound Mead, continue straight on at the roundabout and over the railway bridge. Take the left hand turning into Broadmead and take the second turning right. Follow the road round to the left and take the first turning on the right into Brook Drive, follow the round to the left and the property can be found on the right before the road bends round to the left.