



**KINGSTONS**



## 145 Cornbrash Rise Hilperton Trowbridge BA14 7TS

- Beautifully Presented Four Bedroom Executive Style Family Home
- Dual Aspect Living Room with Open Fire & Family Room
- Utility Room & Cloakroom
- Master Bedroom with Dressing Room & Built-in Wardrobes
- Private West Facing Low Maintenance Gardens with Pergola
- Well Regarded Area close to Parkland, Schools, Bus Route & Shop
- Dining Room Open Plan into Shaker Style Kitchen/Breakfast Room
- Refitted Bath/Shower Room & En Suite
- High Specification including Herringbone Wood Floor & Shutters
- Detached Double Garage with Parking for up to Four Vehicles

**Offers Over £500,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed windows and door to the front. Mat-well. Radiator with cover. Half-turn stairs to the first floor with cupboard under. Smoke alarm. Alarm key pad. Herringbone wood flooring, coving and inset ceiling spotlights. Glass panelled double doors off to living room. Opening to the dining room. Glass panelled doors to kitchen and family room. Panelled doors to:

### Cloakroom

Obscured UPVC double glazed window to the rear. Radiator. Two piece white suite comprising pedestal wash hand basin with tiled splash-backs and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan. Fuse box.

### Living Room

25'2" x 11'7" (7.69 x 3.55)  
UPVC double glazed bay window to the front with fitted shutters. Two Victorian style radiators. Feature Bath stone fireplace with open fire. Television point. Herringbone wood flooring and coving. UPVC double glazed windows and French doors to the rear.

### Family Room/Study

11'5" x 9'5" (3.48 x 2.89)  
UPVC double glazed window to the front with fitted shutters. Radiator. Access to loft space. Television and telephone points.

### Dining Room

14'1" x 9'4" (4.31 x 2.87)  
UPVC double glazed bay window to the rear with fitted shutters. Radiator. Herringbone wood flooring and coving. Opening to the:

### Kitchen/Breakfast Room

12'2" x 12'2" (3.71 x 3.71)  
UPVC double glazed windows to the rear and side with fitted shutters. Radiator. Range of Shaker style base and drawer units with metro tiled surrounds and marble work surfaces. Ceramic one and a half bowl sink drainer unit with mixer tap. Stainless steel range cooker with with stainless steel splash-back and extractor canopy over. Plumbing for dishwasher. Integrated fridge and freezer. Space for fridge/freezer. Herringbone wood flooring and inset ceiling spotlights. Space for table. Glass panelled door to the hallway. Panelled door to:



### Utility Room

7'3" x 4'11" (2.21 x 1.50)

Double glazed door to the side. Radiator. Selection of wall and base mounted units with tiled surrounds and rolled top work surfaces. Single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Upgraded wall mounted Ideal combi gas central heating boiler and heating controls. Tiled flooring. Extractor fan.

### FIRST FLOOR

#### Galleried Landing

Balustrade. Radiator. Smoke alarm. Inset ceiling spotlights. Access to boarded loft space with ladder and light. Panelled doors off and into: storage cupboard.

#### Bedroom One

13'0" x 11'7" (3.98 x 3.55)

UPVC double glazed window to the front with fitted shutters. Radiator. Television point. Panelled door to the en suite. Archway to the:

#### Dressing Room

10'0" x 5'10" (3.07 x 1.78)

Obscured UPVC double glazed window to the rear with fitted shutters. Radiator. Fitted run of wardrobes, drawers and dressing table. Inset ceiling spotlights.

#### En Suite Shower Room

Obscured UPVC double glazed window to the front with fitted shutters. Anthracite towel radiator. Three piece white suite with fully tiled surrounds comprising large shower cubicle with mains shower over and doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

#### Bedroom Two

11'8" x 8'11" (3.58 x 2.72)

Two UPVC double glazed windows to the front with fitted shutters. Radiator. Built-in double wardrobe.

#### Bedroom Three

9'6" x 9'3" (2.92 x 2.82)

UPVC double glazed window to the rear with fitted shutters. Radiator. Built-in double wardrobe.

#### Bedroom Four

10'0" x 8'7" (3.07 x 2.64)

UPVC double glazed window to the rear with fitted shutters. Radiator. Built-in double wardrobe.

### Family Bath & Shower Room

Obscured UPVC double glazed window to the rear with fitted shutters. Victorian style towel radiator. Four piece white suite with panelled surrounds comprising roller top bath with shower mixer tap, tiled shower cubicle with mains shower and door enclosing, pedestal wash hand basin and w/c with dual push flush. Shaving point and extractor fan. Tiled flooring and inset ceiling spotlights.

### EXTERNALLY

#### To The Front

Path to the front door with storm porch over and entrance lights. Tarmac driveway providing plenty of off road parking. Areas laid to lawn with a variety of shrubs. Sensor light. Gated pedestrian access to area for bin storage, and pathways leading to the double garage and rear garden.

#### To The Rear

Good sized enclosed west facing garden with private aspect comprising large Indian sandstone patio area to the immediate rear, pathway leading to additional patio area with pitched roof pergola, power & space for hot-tub; area laid to lawn and borders with a variety of plants and shrubs. External tap and lighting. Enclosed by fencing and walling.

#### Double Garage

17'10" x 17'1" (5.46 x 5.23)

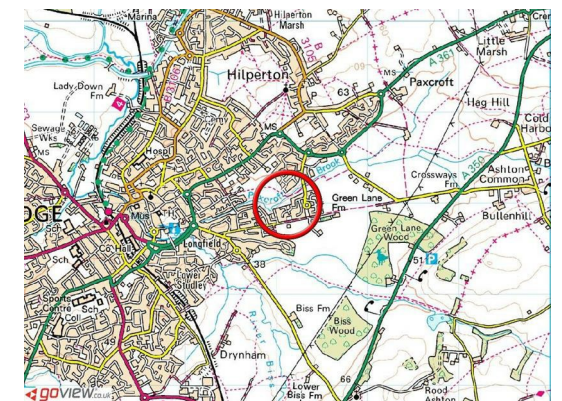
Two up and over doors to the front. Power and lighting. Eaves storage. Storage units and shelving. Personal door to the side.



Tenure **Freehold**  
 Council Tax Band **F**  
 EPC Rating **D**



Total area: approx. 178.1 sq. metres (1916.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.