

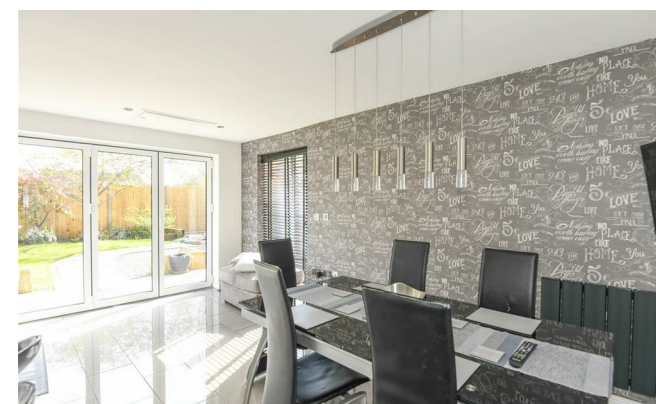


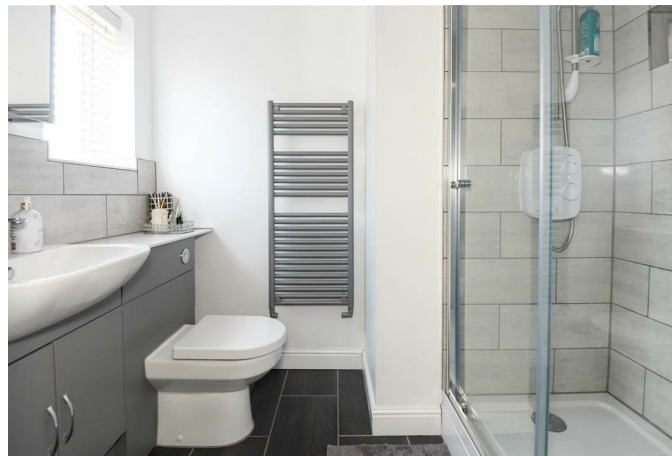
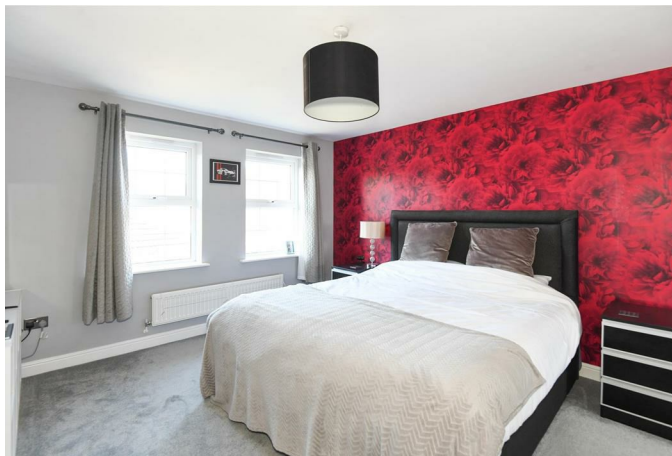
98 Cornbrash Rise

Hilperton Trowbridge BA14 7TR

A beautifully presented and recently refurbished executive style detached house tucked away on a large corner plot within the well regarded Cornbrash Rise close to parkland walks, Green lane woods and two popular primary schools. The spacious interior, finished to a high specification boasts large refitted kitchen/dining room, living room with media wall, office, family room, refitted cloakroom, galleried landing, four double bedrooms, main bedroom with dressing room and refitted en suite, additional en suite and family bath/shower room. Features include UPVC double glazing, gas central heating, driveway for at least four cars, detached double garage and good sized enclosed gardens with patio, decked areas and Swiss Chalet style gazebo/bar. Viewing is highly recommended.

Offers Over £560,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed composite door to the front with obscured UPVC double glazed side panel windows. Mat-well. Radiator. Wood effect flooring and coving. Smoke alarm. Hive heating controls. Stairs to the first floor with under stairs storage cupboard. Panelled door to office, cloakroom and storage cupboard. Glazed doors off and into:

Living Room

17'1" x 11'11" (5.22 x 3.65)

Double glazed bi-fold doors to the rear. Two contemporary anthracite radiators. Contemporary living flame gas fire. High level television point & recess. Built-in low level cupboards. Engineered wood flooring and coving.

Family Room

13'8" x 9'0" (4.18 x 2.75)

Two UPVC double glazed windows to the front. Radiator. Wall lights and coving.

Office

11'11" x 6'9" (3.65 x 2.08)

Two UPVC double glazed windows to the front. Radiator. Wood effect flooring.

Kitchen/Dining Room

Dining Area

17'1" x 9'3" (5.23 x 2.83)

UPVC double glazed windows to the sides. Double glazed bi-fold doors to the rear. Contemporary anthracite radiator. Polished tiled flooring and inset ceiling spotlights. Television point. Access to small loft space. Open plan to the:

Kitchen Area

12'9" x 9'3" (3.91 x 2.83)

UPVC double glazed window to the rear. Extensive range of modern wall, base and drawer unit with kick space lighting, granite work tops and up-stands. Inset stainless steel one and a half bowl sink drainer unit with engraved drainer. Built-in high level Bosch electric double oven. Built-in Zanussi five ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher and fridge/freezer. Breakfast bar. Polished tiled flooring and inset ceiling spotlights. Panelled door to the:

Utility Room

7'8" x 5'1" (2.34 x 1.57)

Radiator. High gloss wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit. Plumbing for washing machine. Space for dryer. Extractor fan. Wall mounted Ideal Classic boiler and control panel. Polished tiled flooring. Extractor fan. Fuse box. Obscured UPVC double glazed door to the side.

Refitted Cloakroom

Radiator. Two piece white suite comprising wash hand basin with tiled splash back and cupboard under, and w/c with enclosed cistern, oak top and dual push flush. Extractor fan. Polished tiled flooring and inset ceiling spotlights.

FIRST FLOOR

Galleried Landing

Balustrade. Radiator. Access to loft. Panelled doors off and into: large airing cupboard housing hot water tank and shelving.

Bedroom One

13'7" x 12'0" (4.15 x 3.66)

Two UPVC double glazed windows to the front. Radiator. Television and telephone points. Archway to the:

Dressing Room

10'9" x 5'2" (3.28 x 1.58)

UPVC double glazed window to the rear. Radiator. Full length built-in wardrobes. Inset ceiling spotlights. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Grey towel radiator. Three piece white suite with part tiled surrounds comprising large shower cubicle with electric shower over, recessed shelf and sliding door enclosing, wash hand basin with cupboard under, and w/c with enclosed cistern and dual push flush. Extractor fan. Tiled flooring and inset ceiling spotlights. Mirrored medicine cabinet with shaving point.

Bedroom Two

13'6" x 9'5" (4.14 x 2.88)

UPVC double glazed window to the rear. Radiator. Built-in double wardrobe. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with part tiled

surrounds comprising large shower cubicle with electric shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c. Tiled effect flooring and inset ceiling spotlights. Extractor fan.

Bedroom Three

11'10" x 10'8" (3.63m x 3.27)

Two UPVC double glazed windows to the front. Radiator. Built-in double wardrobe. Television point. Feature panelled wall.

Bedroom Four

10'11" x 9'9" (3.33 x 2.98)

UPVC double glazed window to the front. Radiator. Built-in double wardrobe. Television point.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece suite with part tiled surrounds comprising panelled bath with shower mixer tap, shower cubicle with electric shower over and door enclosing, pedestal wash hand basin and w/c. Vinyl flooring and inset ceiling spotlights. Vanity mirror. Shaving point. Extractor fan.

EXTERNALLY

To The Front

Path to the front door with pillared storm porch over, slate flooring and entrance light. Large frontage with areas laid to lawn and a variety of plants, trees and shrubs. Driveway providing off road parking for up to four vehicles. Storage area to side of garage. Block paved pathway leading round to gated side pedestrian access to the rear garden.

To The Rear

Good sized enclosed landscaped garden comprising decked areas and flagstone patio areas to the immediate rear with retaining wall enclosing, area laid to lawn, small additional decked area and well stocked borders with a variety of plants, trees and shrubs. Pathways leading to large oak framed Swiss style gazebo/outside covered bar. Outside tap and light. Paved storage area to the side. Garden shed. All enclosed by fencing.

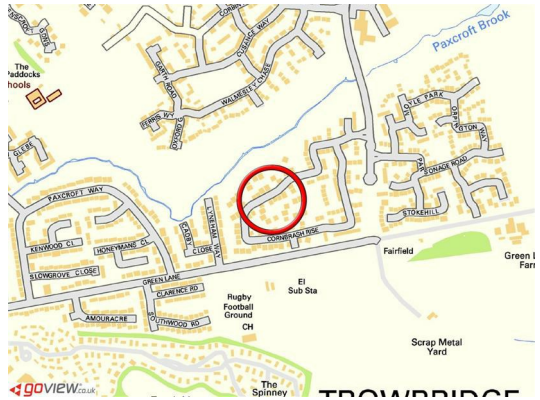
Double Garage

17'2" x 16'8" (5.24 x 5.10)

Electric roller door to the front. Power and lighting. Boarded eaves storage. UPVC double glazed personal door to the side.



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




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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.