



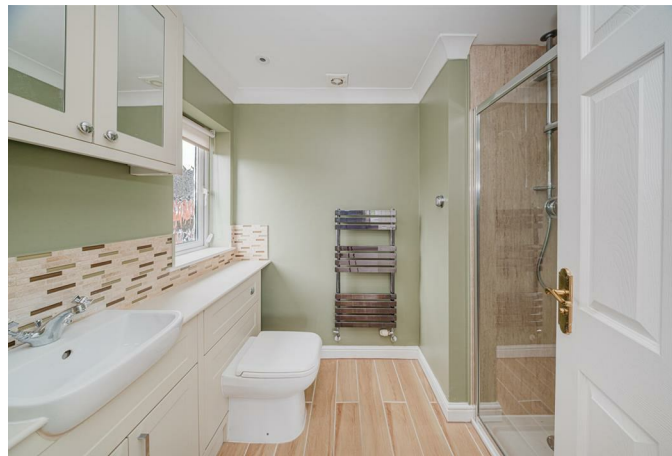
151 Cornbrash Rise

Hilperton Trowbridge BA14 7TS

A well presented five bedroom detached executive style home in an enviable position, tucked away up its own private gated driveway and over-looking parkland. Situated on the highly regarded Cornbrash Rise within the popular Paxcroft Mead development near primary schools, woodland & parkland walks; and shops. The spacious accommodation comprises reception hall, cloakroom, three reception rooms, conservatory, large kitchen/dining room, utility room, two refitted en suite shower rooms and family bath/shower room. Benefits include UPVC double glazing, gas central heating, good sized corner plot garden with south-westerly facing private aspect, double garage and gated driveway providing off road parking for several vehicles. Offered for sale with no onward chain.

Guide Price £575,000





ACCOMMODATION

All measurements are approximate

Reception Hall

Obscured double glazed windows and door to the front. Two radiators. Alarm key pad. Stairs to the first floor with cupboard under. Wood effect flooring and coving. Smoke alarm. Telephone point. Glazed double doors to the family room. Panelled doors off and into:

Living Room

17'3" x 12'5" (5.25 x 3.78)

UPVC double glazed window to the side. Two radiators. Feature fireplace wood mantle, granite surrounds and living flame gas fire inset. Television and telephone points. Coving. UPVC double glazed French doors and windows to the:

Conservatory

UPVC double glazed and brick construction with French doors to the side. Tiled flooring. Ceiling light and fan. UPVC double glazed double doors to the kitchen/dining room.

Family Room

14'8" x 11'5" (4.48 x 3.48)

UPVC double glazed bay window to the front. Radiator. Coving.

Study

12'6" x 9'9" (3.80 x 2.98)

UPVC double glazed bay leaded window to the front. Radiator. Telephone point.

Kitchen/Dining Room

Kitchen Area

12'4" x 10'2" (3.75 x 3.09)

UPVC double glazed window to the rear. Comprehensive range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. One and a half bowl sink drainer unit with mixer tap. Built-in high level electric double oven. Built-in four-ring gas hob with extractor over. Plumbing for dishwasher. Space for fridge/freezer. Tiled flooring, coving and inset ceiling spotlights. Panelled door to the utility room.

Dining Room

16'7" x 9'10" (5.05 x 3.00)

UPVC double glazed window to the rear and side. UPVC double glazed double doors to the conservatory. Two radiators. Space for large dining table. Television and telephone points. Tiled flooring and coving.

Utility Room

7'10" x 6'1" (2.38 x 1.85)

Obscured double glazed panelled door to the side. Radiator. Wall, base and larder units with splash-backs and rolled top work surface. Single sink drainer unit. Plumbing for washing machine. Space for dryer. Tiled flooring. Wall mounted Worcester boiler and heating controls. Extractor fan.

Cloakroom

Obscured UPVC double glazed window to the side. Radiator. Pedestal wash hand basin and w/c. Wood effect flooring and coving. Extractor fan. Fuse box.

FIRST FLOOR

Galleried Landing

Balustrade. Smoke alarm. Access to part boarded loft space with ladder and light. Panelled doors off and into: airing cupboard housing hot water tank and shelving.

Bedroom One

15'1" x 14'10" (4.60 x 4.53)

UPVC double glazed leaded window to the front over-looking park. Radiator. Built-in run of wardrobes, additional wardrobes, cupboards and drawers. Television and telephone points. Panelled door to the:

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the side. Towel radiator. Three piece white suite with part tiled surrounds comprising double shower cubicle with mains shower over, sliding doors enclosing and external controls, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Extractor fan. Tiled flooring, coving and inset ceiling spotlights.

Bedroom Two

12'4" x 10'7" (3.76 x 3.23)

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

Refitted En Suite Shower Room

Obscured UPVC double glazed window to the rear. Towel radiator. Three piece white suite with part tiled and panelled surrounds comprising walk-in shower enclosure with power shower over and glass screen 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.

Bedroom Three

10'7" x 10'1" (3.23 x 3.08)

UPVC double glazed window to the rear. Radiator. Built-in triple wardrobe.

Bedroom Four

12'5" x 9'11" (3.79 x 3.02)

UPVC double glazed window to the front over-looking park. Radiator. Built-in double wardrobe. Recess with shelving.

Bedroom Five

10'1" x 9'12" max (3.08 x 3.04 max)

UPVC double glazed window to the front over-looking park. Radiator. Two built-in double wardrobes. Coving.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising panelled bath, shower cubicle with power shower over and door enclosing, pedestal wash hand basin and w/c. Shaving point. Extractor fan. Wood effect flooring, inset ceiling spotlights and coving.

EXTERNALLY

To The Front

Rockery with a variety of plants and shrubs. Iron double gates leading to tarmac driveway providing off road parking for several vehicles, gravel borders with trees; and enclosed by 8ft walling with lighting. Bin storage area. Gate and path leading to front door with storm porch over and entrance light. Slate chipping borders. Low level fencing with lighting. Gated side pedestrian access to both sides leading to the rear.

To The Rear

Good sized corner plot garden with private, south-westerly aspect comprising large slate patio area, built-in bench, raise bed with a variety of plants & shrubs, area laid to gravel and covered seating area; large area laid to lawn and raised beds with a variety of plants, trees and shrubs; and additional gravel borders. Insulated shed and storage area. Slate pathway leading to patio area to the rear of garage with garden shed and storage area. Power points, tap and lighting. All enclosed by fencing.

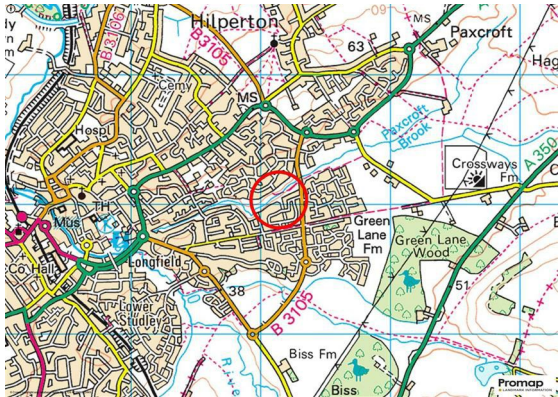
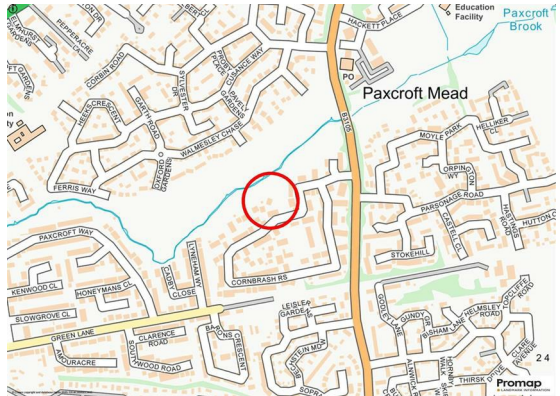
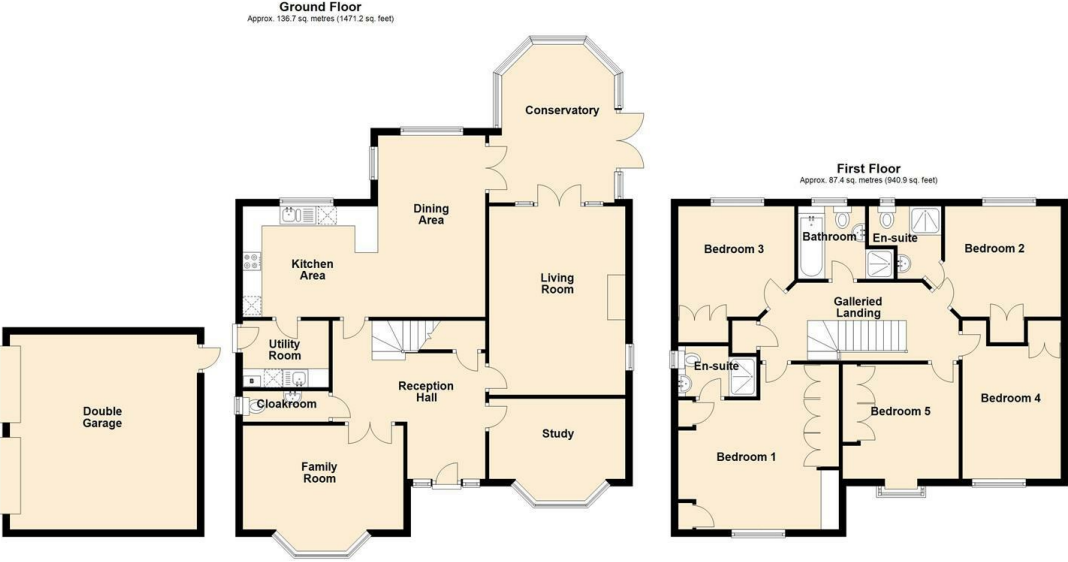
Double Garage

17'10" x 17'2" (5.44 x 5.23)

Two up and over doors to the front. Power and lighting. Eaves storage. Part 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.