



## 146 Cornbrash Rise

Hilperton Trowbridge BA14 7TT

A well presented three bedroom detached family home situated within the highly regarded Cornbrash Rise close to wood & parkland walks, three primary schools, local shops and pub. Accommodation comprises entrance hall, living room, family room open plan to conservatory, kitchen/dining room, cloakroom, ensuite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, south facing walled garden with private aspect, garage/store and driveway for two-three vehicles.

**Offers Over £325,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed composite panelled door to the front. Radiator. Wood effect flooring and coving. Stairs to the first floor. Panelled door to the:

### Living Room

14'8 x 10'10 (4.47m x 3.3m)

Two UPVC double glazed windows to the front. Two radiators. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Television and telephone points. Coving. Panelled double doors to the:

### Family Room

9'3 x 9'0 (2.82m x 2.74m)

Radiator. Coving. Panelled door to the kitchen. Opening to the:

### Conservatory

9'7 x 9'0 (2.92m x 2.74m)

UPVC double glazed and brick construction with fitted blinds and French doors to the side. Wood effect vinyl flooring and wall lights. Ceiling fan and light.

### Kitchen Area

9'9 x 9'0 (2.97m x 2.74m)

UPVC double glazed window to the rear. Range of modern wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Acrylic one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Tiled flooring and inset ceiling spotlights. Cupboard housing gas central heating boiler. Panelled door to the understairs storage cupboard. Open plan to the:

### Dining Area

14'3 x 7'9 (4.34m x 2.36m)

UPVC double glazed window to the side. Radiator. Modern wall, base and larder units with tiled splash-backs and rolled top work surfaces. Space for dryer and fridge/freezer. Space for table. Tiled flooring and inset ceiling spotlights. Obscured double glazed door to the side. Panelled door to the:

### 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. Tiled flooring.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'3 x 10'10 max (3.73m x 3.3m max)  
Two UPVC double glazed windows to the front. Radiator. Two built-in double wardrobes with hanging rails and shelving. Panelled door to the:

### En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising shower cubicle with mains shower over and door enclosing, pedestal wash hand basin and w/c. Tiled effect vinyl flooring. Shaving point and extractor fan.

### Bedroom Two

12'0 x 11'6 max (3.66m x 3.51m max)  
Two UPVC double glazed windows to the front. Radiator. Panelled door to over-stairs storage cupboard.

### Bedroom Three

11'10 x 10'2 max (3.61m x 3.1m max)  
UPVC double glazed window to the rear. Radiator.

### Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, pedestal wash hand basin and w/c. Tiled effect vinyl flooring. Shaving point and extractor fan.

## EXTERNALLY

### To The Front

Storm porch over front door and entrance light. Tarmac driveway providing off road parking for two vehicles. Gravel borders and high laurel hedgerow. Gated side pedestrian access to the rear.

### To The Rear

Enclosed walled garden with private aspect comprising paved patio area to the immediate rear and area laid to lawn. Garden shed. Outside tap. All enclosed by fencing and walling.

### Garage/Store

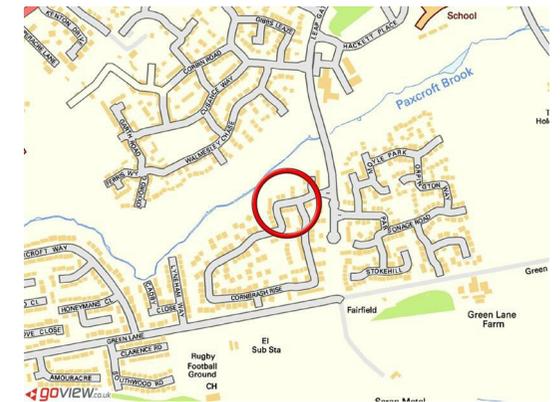
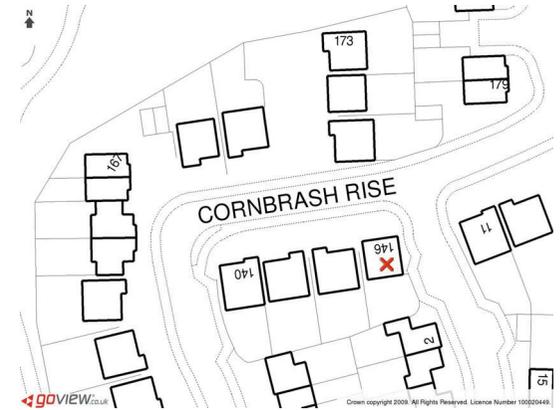
7'9 x 5'1 (2.36m x 1.55m)  
Up and over door to the front. Light.



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



Total area: approx. 105.6 sq. metres (1136.3 sq. feet)



**KINGSTONS**  
 Trowbridge Office

5C-5D Fore Street, Wiltshire,  
 BA14 8HD

**Contact**

01225 777720  
 sales@kingstonstrowbridge.co.uk  
 kingstonstrowbridge.co.uk

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.