



## 101 Cornbrash Rise

Hilperton Trowbridge BA14 7TS

A well presented modern four/five bedroom detached family home, tucked away on a corner plot within the well regarded Cornbrash Rise on the popular Paxcroft Mead development near to primary schools, parkland walks & shops. The spacious accommodation comprises entrance hall, dual aspect living room, kitchen/breakfast room with Neff appliances, utility room, dining room, family room/bedroom five, master bedroom with refitted en suite shower room and dressing room; and family bath/shower room. Additional features include UPVC double glazing, gas central heating, solid wood floors, air-conditioning, professionally landscaped south facing gardens, detached double garage and driveway providing plenty of off road parking.

**Guide Price £520,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed windows and door to the front. Radiator. Stairs to the first floor with cupboard under. Smoke alarm. Wood flooring and coving. Glass panelled double doors off to living room and dining room. Panelled doors off and into:

### 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. Wood flooring.

### Living Room

25'3" x 11'8" into bay (7.70 x 3.56 (7.69 x 3.55) into bay)

UPVC double glazed bay window to the front with fitted shutters. Two radiators. Feature bath stone fireplace with coal effect living flame gas fire inset. Television point. Coving. UPVC double glazed windows and French doors to the rear.

### Dining Room

14'2" x 9'5" (4.32 x 2.87)

UPVC double glazed bay window to the rear. Radiator. Wood flooring and coving. Glass panelled door to the kitchen.

### Family Room/Bedroom Five

11'5" x 9'6" (3.48 x 2.90)

UPVC double glazed window to the front with fitted shutters. Radiator. Inset ceiling spotlights. Access to loft space. Television and telephone points.

### Kitchen/Breakfast Room

12'2" x 12'2" (3.71 x 3.71)

UPVC double glazed windows to the rear and side. Radiator. Range of wall and base mounted units with tiled surrounds and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in Neff stainless steel electric double oven. Built-in stainless steel four-ring gas hob with stainless steel extractor canopy over. Plumbing for dishwasher. Space for fridge/freezer. Tiled flooring and inset ceiling spotlights. Television point. Space for table. Glass panelled door to the hallway. Panelled door to the:



### 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. Circular sink unit with mixer tap. Wall mounted gas central heating boiler and heating controls. Tiled flooring.

### FIRST FLOOR

#### Galleried Landing

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

#### Bedroom One

13'1" x 11'8" (3.99 x 3.56 (3.98 x 3.55))

UPVC double glazed window to the front with fitted shutters. Radiator. Wall mounted air-conditioning unit. Television and telephone points. Inset ceiling spotlights. Panelled door to the en suite. Archway to the:

#### Dressing Room

10'1" x 5'10" (3.07 x 1.78)

Obscured UPVC double glazed window to the rear. Radiator. Fitted with a freestanding double wardrobe with storage drawers below. Inset ceiling spotlights.

#### Refitted En Suite Shower Room

Obscured UPVC double glazed window to the front. Chrome towel radiator. Three piece white suite with fully tiled surrounds comprising large shower cubicle with electric power shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Tiled flooring and inset ceiling spotlights. Illuminated mirror. Extractor fan.

#### Bedroom Two

11'9" x 8'11" (3.58 x 2.72)

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

#### Bedroom Three

9'7" x 9'3" (2.92 x 2.82)

UPVC double glazed window to the rear with fitted shutters. Radiator. Built-in double wardrobe. Television point. Wood effect flooring and inset ceiling spotlights.

#### Bedroom Four

10'1" x 8'8" (3.07 x 2.64)

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

### Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Four piece white suite with part tiled surrounds comprising: panelled bath with shower mixer tap, shower cubicle with power shower and doors enclosing, pedestal wash hand basin and w/c. Shaving point and extractor fan. Tiled effect vinyl 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 loose stone chippings with a variety of shrubs. Security light to the front of garage. Gate and path leading to the side. Gate enclosing shed to the rear of the garage.

#### To The Side

Covered side passage way with Perspex roof. Area laid to loose stone chippings providing seating area. Light. Tap. Gas and electric meters. Security light. Gate leading to the rear garden.

#### To The Rear

Good sized enclosed south facing garden with private aspect comprising large flagstone patio area to the immediate rear, additional flagstone patio area with hot-tub, area laid to lawn and raised gravel border with a variety of plants and shrubs. Security light. Power point. Tap. Enclosed by fencing.

#### Double Garage

17'11" x 17'2" (5.46 x 5.23)

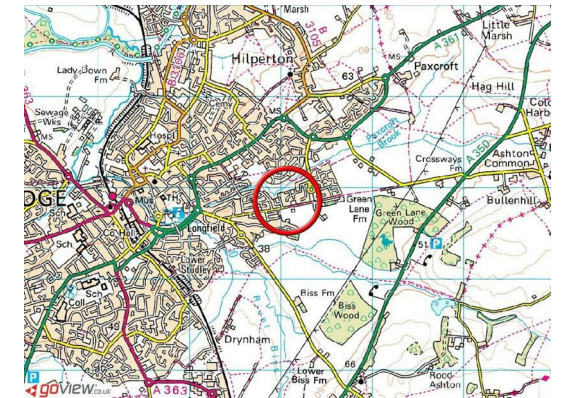
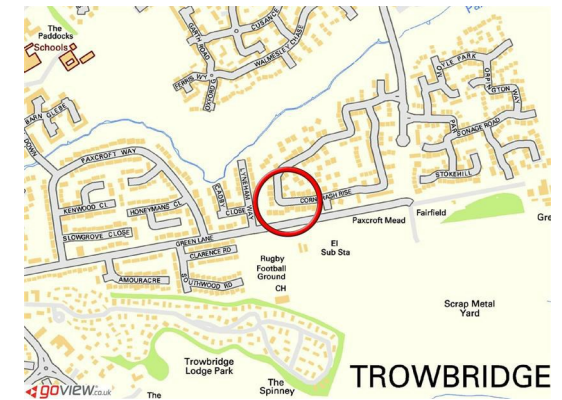
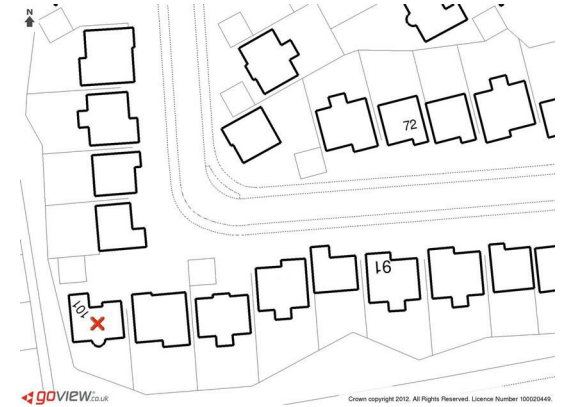
Two up and over doors to the front. Power and lighting. Eaves storage. Personal door to the side.



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.