



107 Cornbrash Rise

Hilperton Trowbridge BA14 7TS

A fantastic opportunity to purchase a four DOUBLE bedroom, former David Wilson family home situated within the highly regarded Paxcroft Mead development close to park/woodland walks, two primary schools, shops and bus route. The modern, well presented interior boasts entrance hall, two large reception rooms, modern fitted kitchen/family room with integrated appliances, utility room, large galleried landing, built-in wardrobes to all bedrooms, family bathroom, ensuite shower room & dressing room/office. Additional features include UPVC double glazing, gas central heating system, good sized west facing gardens with private aspect and motorised sun awning, front garden, integral double garage and double driveway. Viewing is highly recommended.

Offers Over £475,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured double glazed, composite door and side panel window to the front. Large coir mat-well. Radiator. Stairs to the first floor. Wood effect vinyl flooring and coving. Smoke alarm. Panelled doors off. Alarm key pad. Glass panelled double doors to the:

Living Room

18'4" x 11'11" max (5.60 x 3.64 max)
UPVC double glazed bay window to the front. Two radiators. Feature fireplace with wood mantle, marble surrounds and living flame gas stove inset. Television point. Coving. Glass panelled double doors to the:

Dining Room

10'12" x 10'10" (3.35 x 3.30)
UPVC double glazed French doors to the rear. Radiator. Coving. Panelled door to the hall.

Upgraded Kitchen/Breakfast Area

12'12" x 8'8" (3.96 x 2.65)
UPVC double glazed window to the rear. Extensive range of shaker style wall, base and drawer units with tiled splash-backs and granite effect rolled top work surfaces. Composite one and a half bowl sink drainer unit with mixer tap. Built-in four-ring gas hob with extractor hood over. Built-in high level double oven with grill. Integrated Bosch dishwasher. Breakfast bar. Space for fridge/freezer. Tiled flooring and inset ceiling spotlights. Panelled door to the utility. Open plan to the:

Family/Dining Area

14'2" x 9'3" (4.32 x 2.82)
UPVC double glazed windows to the rear and side. UPVC double glazed French doors to the side. Two radiators. Access to small loft space. Tiled flooring. Space for sofa and table.



Utility Room

9'10" x 5'8" (3.0 x 1.72)

Obscured double glazed door to the side. Radiator. Wall and base mounted units with tiled splash-backs and rolled top work surface. Stainless steel single sink drainer unit with mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted Ideal Classic boiler and heating controls. Tiled flooring. Panelled door to understairs storage cupboard. Panelled door to the double garage. Extractor.

Cloakroom

Radiator. Two piece white suite comprising pedestal wash hand basin and w/c. Wood effect vinyl flooring. Extractor fan.

FIRST FLOOR

Galleried Landing

Radiator. Balustrade. Access to part boarded loft space with ladder. Smoke alarm. Panelled doors off and into: airing cupboard housing upgraded water cylinder and shelving.

Bedroom One

17'7" x 14'12" max (5.36 x 4.57 max)

UPVC double glazed window to the front. Radiator. Four built-in double wardrobes. 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 Triton power shower over and bi-fold doors enclosing, pedestal wash hand basin and w/c. Shaving point and light.

Bedroom Two

12'10" x 11'10" (3.90 x 3.60)

UPVC double glazed window to the front. Radiator. Two built-in double wardrobes.

Bedroom Three

11'11" x 11'11" (3.64 x 3.62)

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

Bedroom Four

14'2" x 9'6" (4.31 x 2.90)

UPVC double glazed window to the rear. Radiator. Two built-in double wardrobes.

Office/Dressing Room

5'10" x 5'6" (1.78 x 1.68)

UPVC double glazed window to the front. Radiator.

Family Bath & Shower Room

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Four piece white suite with part tiled surrounds comprising panelled bath with shower mixer tap, large shower cubicle with Triton power shower over and bi-fold doors enclosing, wash hand basin with cupboard under and w/c with dual push flush. Tiled flooring. Shaving point. Extractor fan.

EXTERNALLY

To The Front

Storm porch over front door with entrance light. Area laid to lawn and hedgerow. Double driveway providing off road parking. Gated side pedestrian access to the rear.

To The Rear

Good sized west facing garden with private aspect comprising composite decked area to the immediate rear with motorised sun awning, paved pathway leading to paved patio area, large area laid to lawn and well stocked borders with a variety of plants, trees and shrubs. Garden shed. Outside tap. Gas and electric meters. Storage area to the side. All enclosed by fencing with gated pedestrian access to the front.

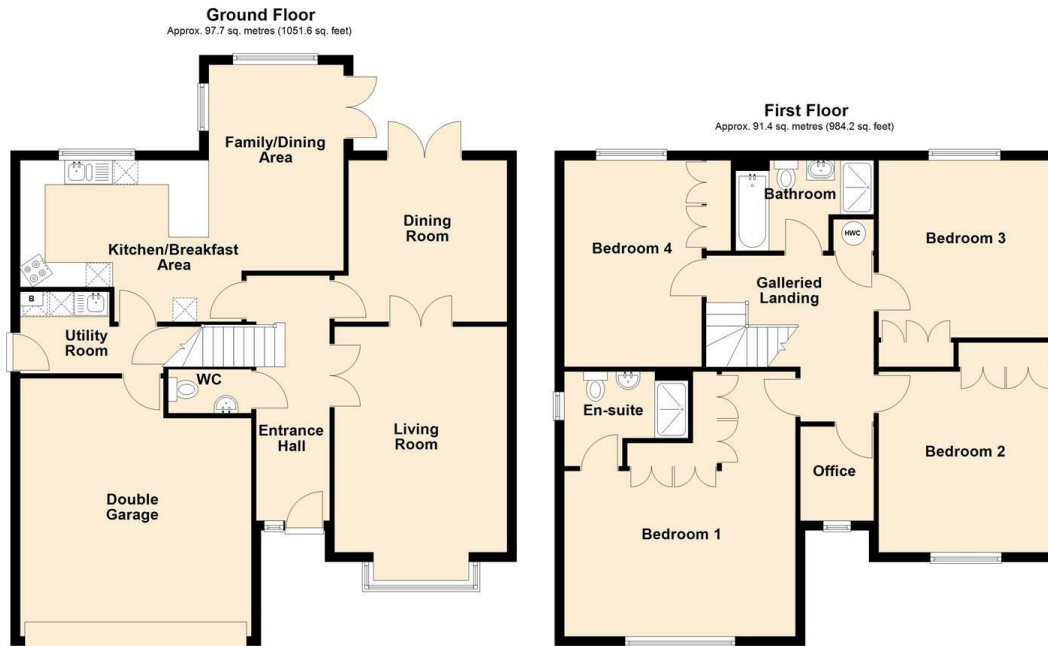
Double Garage

17'9" x 15'11" max (5.40 x 4.85 max)

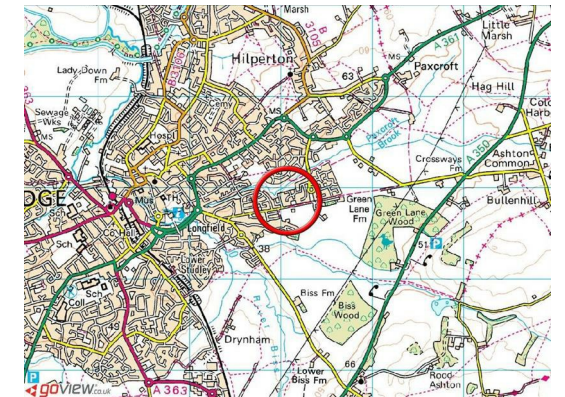
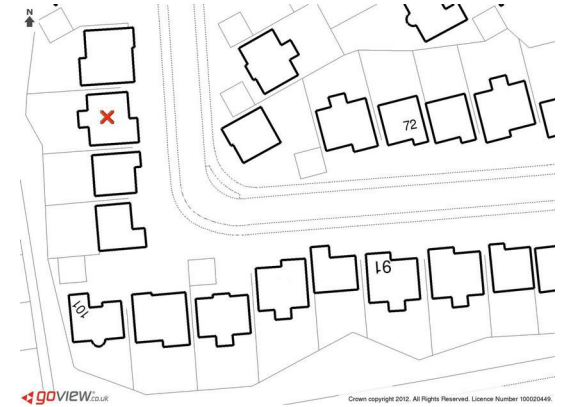
Up and over door to the front. Power and lighting. Door to the utility. Fuse box.



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



Total area: approx. 189.1 sq. metres (2035.8 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.