



## 118 Cornbrash Rise

Hilperton Trowbridge BA14 7TT

A fantastic opportunity to purchase a three bedroom detached family home tucked away within a small cul-de-sac over-looking green space and situated within the well regarded Cornbrash Rise in the Paxcroft Mead development. Standout features include two reception rooms, kitchen with integrated appliances, cloakroom, family bathroom, en-suite shower room and built in wardrobes. Additional features include driveway, integral garage and good sized walled gardens with private aspect. Viewing is highly recommended - offers for sale with no onward chain.

**Offers Over £310,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed panelled door to the front. Radiator. Stairs to the first floor. Thermostat. Smoke alarm. Panelled door to the:

### Living Room

14'7" x 10'9" (4.45 x 3.30)  
Two UPVC double glazed windows to the front. Radiator. Feature stone fireplace. Television point. Coving. Panelled double doors to the:

### Dining Room

9'3" x 9'0" (2.83 x 2.76)  
UPVC double glazed French doors to the rear. Radiator. Coving. Panelled door to the:

### Kitchen

9'9" x 9'0" (2.98 x 2.75)  
UPVC double glazed window to the rear. Radiator. Range of wall and base mounted units with tiled splash backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric double oven and four-ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wood effect flooring. Enclosed Potterton gas central heating boiler. Panelled door to under stairs storage cupboard. Panelled door to the:

### Rear Lobby

Obscured double glazed panelled door to the side. Wood effect flooring. Panelled door to the garage. Panelled door to the:



### **Cloakroom**

Obscured UPVC double glazed window to the rear. Radiator. Pedestal wash hand basin with tiled splash-back and w/c. Wood effect flooring.

### **FIRST FLOOR**

#### **Landing**

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

#### **Bedroom One**

12'3" x 10'9" (3.75 x 3.30)

Two UPVC double glazed windows to the front. Radiator. Two built-in double wardrobes with panelled doors enclosing. Panelled door to the:

#### **Refitted En Suite Shower Room**

Obscured UPVC double glazed window to the rear. Chrome towel 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 with dual push flush. Vinyl flooring. Extractor fan. Shaving point.

#### **Bedroom Two**

15'2" x 11'6" max (4.63 x 3.52 max)

Two UPVC double glazed windows to the front. Radiator. Built-in cupboard with panelled door enclosing.

#### **Bedroom Three**

10'0" x 8'7" max (3.06 x 2.63 max)

UPVC double glazed window to the rear. Radiator.

### **Family Bathroom**

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

### **EXTERNALLY**

#### **To The Front**

Storm porch over front door with entrance light. Gravel borders. Tandem driveway providing off road parking. Gated side pedestrian access to the rear.

#### **To The Rear**

Good sized enclosed, walled landscaped garden comprising paved patio area to the immediate rear, area laid to lawn, gravel pathway leading to circular paved patio area, and mixed borders with a variety of plants and shrubs. Hard standing with garden shed. External tap and light. Enclosed by fencing and walling.

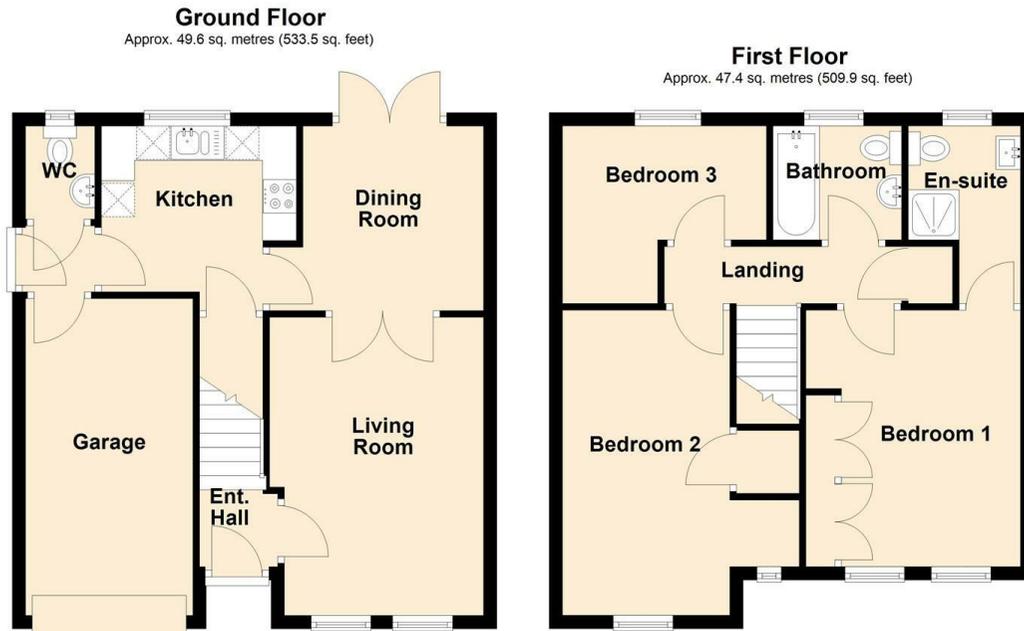
#### **Integral Garage**

16'3" x 8'0" (4.96 x 2.45)

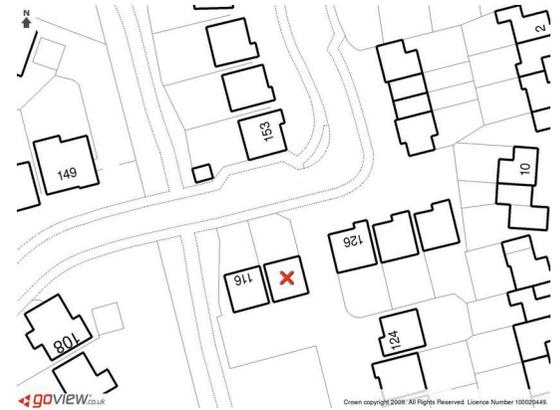
Up and over door to the front. Power and lighting. Panelled door to the rear lobby. Fuse box.



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



Total area: approx. 96.9 sq. metres (1043.4 sq. feet)



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.

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