



46 Cornbrash Rise

Hilperton Trowbridge BA14 7TR

An extended and spacious detached family home tucked away within a small cul-de-sac on the well regarded Cornbrash Rise close to primary school, shops and boasting open outlook overlooking recreation space and park. The well-presented modern interior boasts refitted kitchen/dining room with integrated appliances, large orangery extension, living room with feature fireplace, refitted family bathroom, four good sized bedrooms; master bedroom with built in wardrobes and en-suite shower room. Additional features include utility room, garage, plenty of parking & enclosed gardens. Viewing is highly recommended.

Offers Over £375,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Obscured UPVC double glazed door to the front. Radiator. Stairs to the first floor with cupboard under. Coving. Panelled doors off and into:

Cloakroom

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

Living Room

16'1" x 11'4" (4.90 x 3.45 (4.91 x 3.46))
Two UPVC double glazed windows to the front. Two radiators. Feature fireplace with gas fire inset. Television point. Coving. Part glazed double doors to the:

Kitchen/Dining Room

26'7" x 9'11" (8.10 x 3.02)
Two UPVC double glazed windows to the rear. Radiator. Extensive range of wall and base mounted units with square edge work surfaces and splash-backs. Stainless steel sink drainer unit with mixer tap. Built-in double oven with integrated microwave oven over. Built-in stainless steel four-ring gas hob with glass splash-back and stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Space for wine fridge. Wood effect flooring and coving. Space for dining table. Archway to the utility. Part glazed double doors to the:

Orangery

17'9" x 13'0" (5.41 x 3.96 (5.42 x 3.97))
UPVC double glazed and brick construction with Atrium roof and sliding patio doors to the rear. Wood effect flooring and inset ceiling spotlights.



Utility Room

6'5" x 4'11" (1.96 x 1.50)

Obscured double glazed panelled door to the side. Radiator. Selection of wall and base mounted units with square edge work surfaces and splash-backs. Circular stainless steel sink with swan neck mixer tap. Plumbing for washing machine. Space for dryer. Wall mounted boiler. Wood effect flooring.

FIRST FLOOR

Landing

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

Bedroom One

13'11" x 12'0" (4.24 x 3.66)

Three UPVC double glazed windows to the front. Radiator. Two built-in double wardrobes and one single wardrobe, all with panelled doors enclosing. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with fully tiled surrounds comprising double shower cubicle with mains shower and sliding doors enclosing, pedestal wash hand basin and w/c. Tiled flooring.

Bedroom Two

12'5" x 10'0" (3.78 x 3.05)

UPVC double glazed window to the rear. Radiator.

Bedroom Three

9'0" x 7'11" (2.74 x 2.41)

UPVC double glazed window to the rear. Radiator.

Bedroom Four

9'2" x 7'6" (2.79 x 2.29)

UPVC double glazed window to the rear. Radiator.

Refitted Family Bathroom

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with tiled surrounds comprising shower end panelled bath with rain-fall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c. Tiled flooring. Shaving point and extractor fan.

EXTERNALLY

To The Front

Entrance light. Tarmac and paved driveway providing off road parking. Gas and electric meters. Path to the side leading to the rear.

To The Rear

Enclosed rear garden comprising paved patio area, area laid to artificial lawn with sleepers enclosing, mixed border, gravel area and additional paved patio area. Outside tap. Fencing and walling enclosing with gated side pedestrian access to the front.

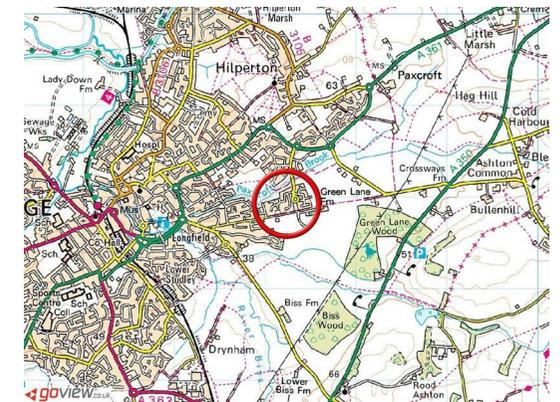
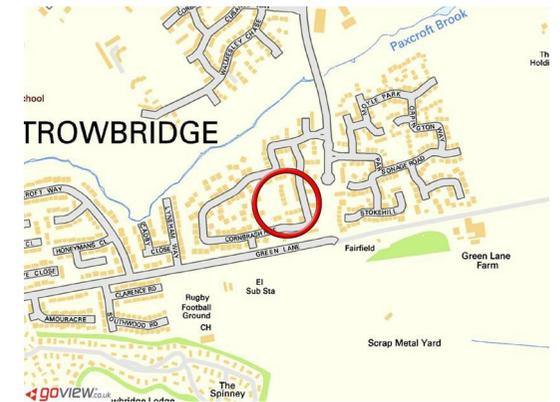
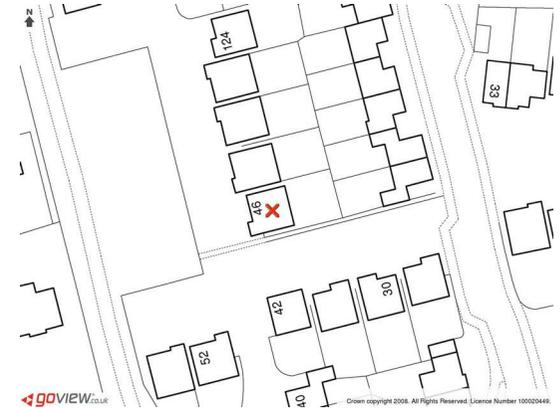
Garage

17'2 x 8'8 (5.23m x 2.64m)

Up and over door to the front. Power and lighting.



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




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.