



**KINGSTONS**



## 66 Cornbrash Rise

Hilperton Trowbridge BA14 7TR

A former David Wilson detached house situated within the highly regarded Cornbrash Rise, close to primary schools, shops, pub and parkland walks. This spacious family home boasts entrance hall, living room with bay window, large open plan kitchen/dining/family room with utility area, cloakroom, family bathroom, en suite shower room and four DOUBLE bedrooms. The property also boasts UPVC double glazing, gas central heating, good sized gardens with patio, double driveway and integral garage. Viewing is highly recommended, no onward chain.

**Offers Over £400,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed window and door to the front. Mat-well. Radiator. Stairs to the first floor with storage cupboard under. Central heating thermostat. Telephone point. Alarm control pad. Smoke alarm. Panelled doors off and into:

### Living Room

17'10" x 12'11" into bay (5.45 x 3.94 into bay)  
UPVC double glazed bay window to the front.  
UPVC double glazed window to the side. Two radiators. Feature fireplace with wood mantle, marble surrounds and living flame gas fire inset. Television point. Coving. Glazed door to the:

### Dining Area

15'1" x 9'4" (4.60m x 2.87m)  
UPVC double glazed French doors to the rear.  
Anthracite vertical radiator. Wood effect flooring and coving. Television point.

### Kitchen & Utility Area

13'6" x 10'9" max (4.13 x 3.30 max)  
UPVC double glazed window to the rear. Two anthracite vertical radiators. Extensive range of modern, wall base, drawer and corner pantry units with tiled splash-backs and rolled top work surfaces. Acrylic single sink drainer unit with pull-down spray mixer tap. Range Master, five burner gas cooker. Space for American style fridge/freezer. Plumbing for washing machine and dishwasher. Extractor fan. Wood effect flooring. Panelled door to the garage. Wall mounted boiler. Obscured double glazed door to the rear. Glazed door to the hall.

### **Cloakroom**

Radiator. Two piece white suite comprising wash hand basin with tiled splash-back and w/c with dual push flush. Extractor fan.

### **FIRST FLOOR**

#### **Galleried Landing**

UPVC double glazed window to the front. Radiator. Balustrade. Access to part boarded loft space. Smoke alarm. Panelled doors off and into: airing cupboard housing shelving.

#### **Bedroom One**

13'3" x 11'1" (4.04m x 3.38m )  
UPVC double glazed window to the front. Radiator. Three built-in double wardrobes. Television point. Panelled door to the:

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

Obscured UPVC double glazed window to the side. Radiator. Three piece white suite with tiled surrounds comprising shower cubicle with mains shower over and bi-fold doors enclosing; pedestal wash hand basin and w/c with dual push flush. Shaving point and light. Extractor fan. Tiled flooring. Mirror.

#### **Bedroom Two**

11'10" x 10'0" (3.63m x 3.05m )  
UPVC double glazed window to the front. Radiator. Built-in double wardrobe.

#### **Bedroom Three**

10'7" x 9'1" (3.23m x 2.79m )  
UPVC double glazed window to the rear. Radiator. Alcove for double wardrobe. Wood effect flooring. Television point.

### **Bedroom Four**

11'1" x 10'5" (3.40m x 3.20m )  
UPVC double glazed window to the rear. Radiator. Telephone point.

### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with tiled surrounds comprising panelled bath with mains mixer shower over and glass screen enclosing; pedestal wash hand basin and w/c with dual push flush. Shaving point. Extractor fan. Tiled flooring. Mirror.

### **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**

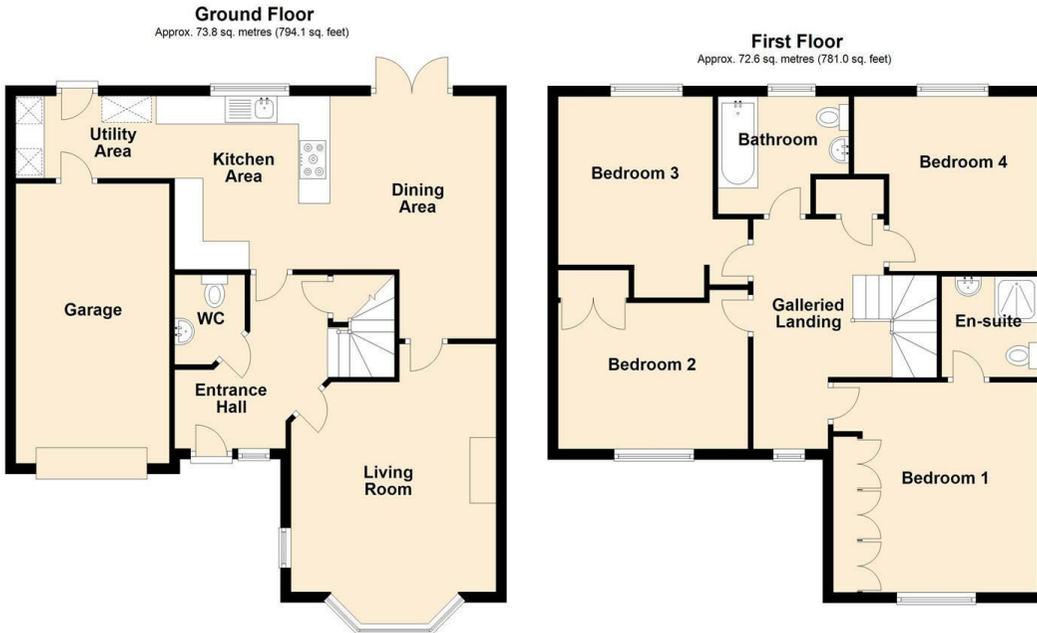
Good sized enclosed garden comprising paved patio area to the immediate rear, area laid to lawn and borders with a variety of plants and shrubs. Garden shed. External tap and power point. Gas and electric meters. All enclosed by fencing.

#### **Garage**

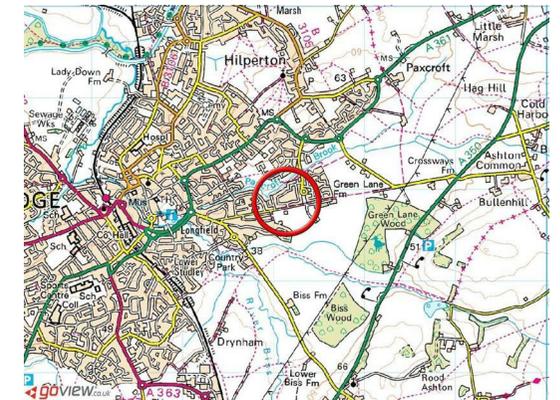
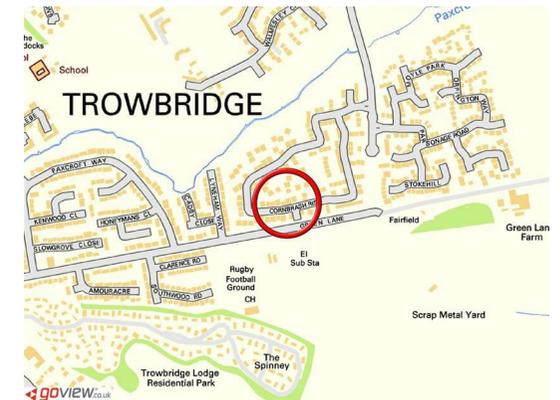
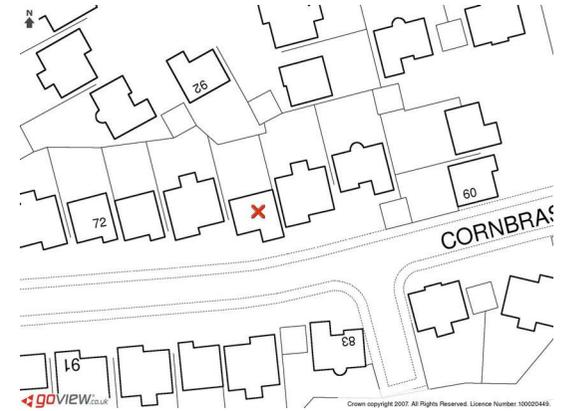
16'6 x 9'3 (5.03m x 2.82m)  
Up and over door to the front. Power and lighting. Fuse box.



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



Total area: approx. 146.3 sq. metres (1575.2 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.