



**86 Cornbrash Rise, Hilperton, Trowbridge, Wiltshire, BA14 7TR**  
**£415,000**

Situated within the sought after location of Paxcroft Mead on the outskirts of Trowbridge, occupying a cul de sac position of similar homes, a well presented four bedroom, en suite, executive detached home. To the rear of the property is an enclosed garden laid mainly to lawn with patio area and to the front there is a driveway providing off road parking and access to the double garage. The property benefits from double glazing and gas central heating, an excellent opportunity to secure a modern family home.

- **Detached Family Home**
- **Four Double Bedrooms**
- **Lounge & Dining Room**
- **Family Room**
- **Kitchen & Utility Room**
- **Cloak, Bath & En Suite**
- **Double Garage & Drive**
- **Enclosed Rear Garden**

**Entrance Hall**

Double glazed front door, radiator, stairs to the first floor, double doors in to the lounge, door in to the dining room, door in to the kitchen and door to the cloakroom.

**Cloakroom**

Toilet, radiator and wash hand basin.

**Lounge 19'04" x 11'11" (5.89m x 3.63m)**

Double glazed bay window to the front, radiator, gas fire, surround and double doors leading in to the dining room.

**Dining Room 10'09" x 10'02" (3.28m x 3.10m)**

Double glazed French doors to the rear and radiator.

**Family Room 14'01" x 9'03" (4.29m x 2.82m)**

Double glazed window to the rear, double glazed French doors leading in to the garden, solid oak flooring and radiator.

**Kitchen 12'07" x 10'08" (3.84m x 3.25m)**

Double glazed window to the rear, radiator, tiled floor, range of floor and wall mounted units, gas hob, extractor fan, double electric oven, integrated dishwasher, integrated fridge/freezer, stainless steel sink and drainer and door in to the utility room.

**Utility Room**

Double glazed door to the side, radiator, personal door in to the garage, under stairs cupboard, base and wall units with stainless steel sink and drainer, plumbing for a washing machine, space for a further appliance.

**Landing**

Access in to the loft space, airing cupboard and radiator. Doors to all bedrooms and family bathroom.

**Bedroom One 15'01" x 14'08" (4.60m x 4.47m)**

Double glazed window to the front, two radiators, built in wardrobes and door in to the en suite

**En Suite**

Double glazed window to the front, radiator, tiled floor, toilet, wash hand basin, double shower cubicle with electric shower and extractor fan.





#### **Bedroom Two 13'11" x 11'10" (4.24m x 3.61m)**

Double glazed window to the front, radiator and built in wardrobes.



#### **Bedroom Three 11'11" x 11'07" (3.63m x 3.53m)**

Double glazed window to the rear, radiator and built in wardrobe.



#### **Bedroom Four 12'01" x 9'06" (3.68m x 2.90m)**

Double glazed window to the rear, radiator and built in wardrobe.

#### **Family Bathroom**

Double glazed window to the rear, tiled floor, radiator, bath with shower mixer tap, double shower cubicle with electric shower, toilet and sink.

#### **Double Garage**

Double width up and over door, power and light.

#### **Driveway Parking**

Off road parking for two vehicles.

#### **Rear Garden**

A mature and enclosed garden with side access, areas of lawn, area of patio, raised beds, mature borders and pond.



#### **Rear of Property**



#### **Tenure**

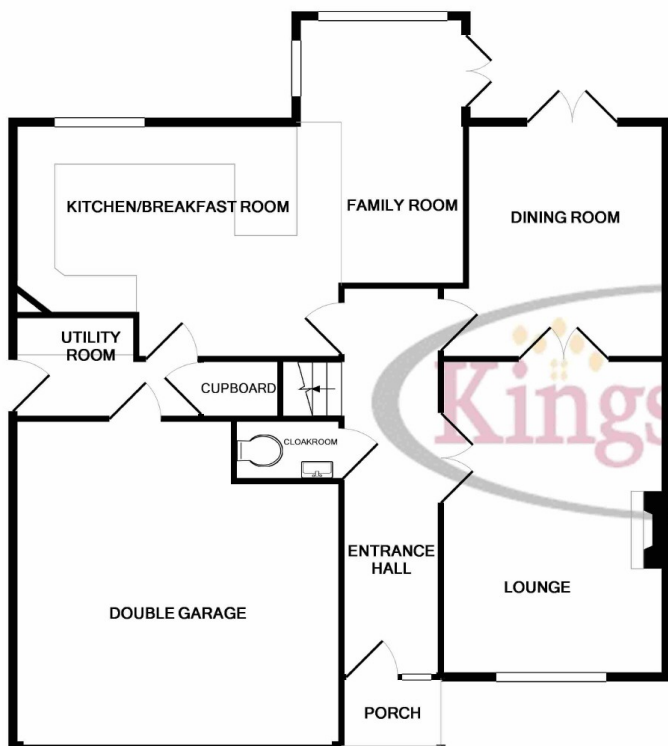
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

#### **Viewing**

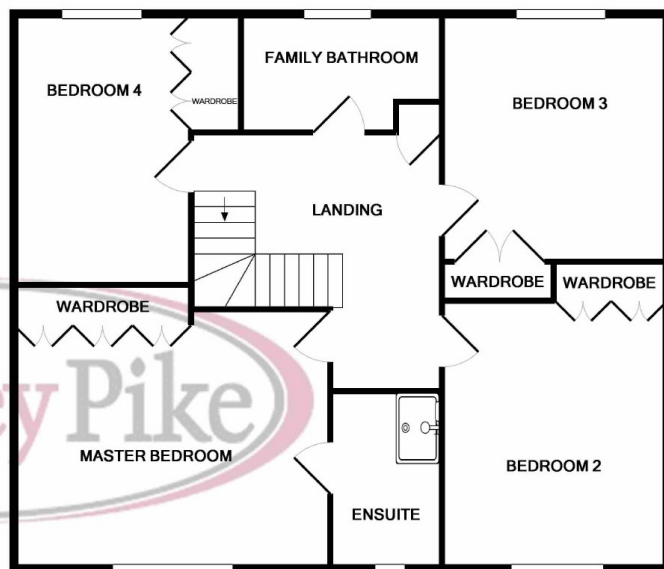
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

#### **Opening Times**

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



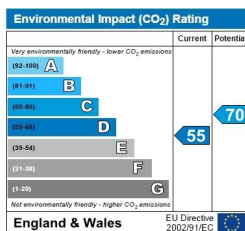
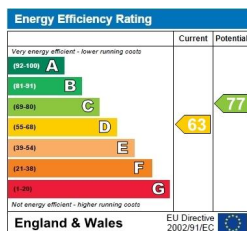
GROUND FLOOR  
APPROX. FLOOR  
AREA 1184 SQ.FT.  
(110.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1047 SQ.FT.  
(97.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2231 SQ.FT. (207.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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