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LOCK & KEY
Estate Agents



64 Cornbrash Rise

Hilperton, Trowbridge, BA14 7TR

Lock and Key independent estate agents are pleased to offer this fantastic opportunity to purchase this attractive and spacious four double bedroom bay-fronted detached property built by David Wilson homes to their favoured Loweswater design in 2002 being situated within the highly regarded Cornbrash Rise in Hilperton, convenient to Green Lane Woods, parkland walks and green spaces, amenities, three primary schools, local shops and a pub. Based on two floors the accommodation comprises, an entrance hall, cloakroom, bay-fronted living room, dining room, a notable feature is the generous size kitchen / family room, useful utility and personal door into integral double garage. On the first floor there are four double bedrooms, (the main bedroom also features an archway into a study/dressing area.) an en-suite and a family bathroom. Additional features include double glazing and gas heating. Externally there is ample parking, integral double garage, side access and a fully enclosed rear garden. Its idea up upsizers and families alike. Viewing is strongly recommended.

£465,000

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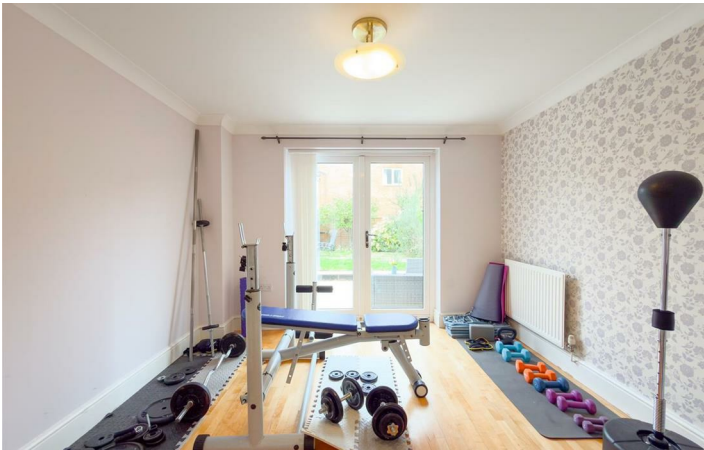
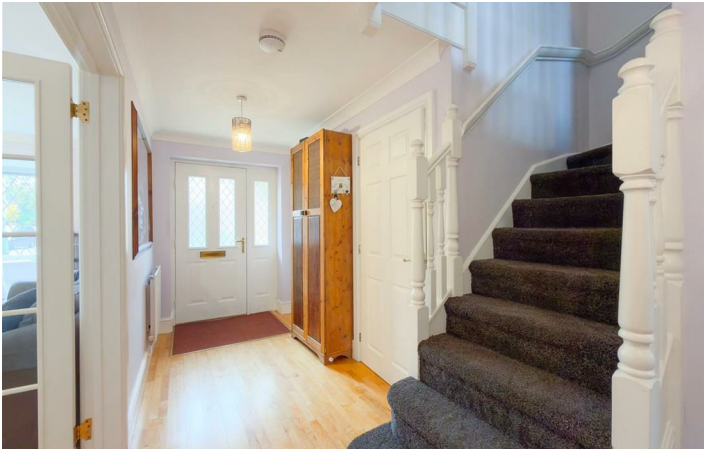
- Spacious & Detached Bay Fronted Family Home
- Welcoming Ent Hall, Cloakroom, Useful Utility
- Decent Size Fitted Kitchen / Family Room
- Enclosed Rear Garden, Convenient To Amenities & Schools
- Built By David Wilson To Their Loweswater design
- Bay Fronted Living Room
- Gas Heating & Double Glazing
- Four Double Bedrooms, En-Suite & Family Bathroom
- Dining Room / Family Room
- Ample Parking & Integral Double Garage

Situation

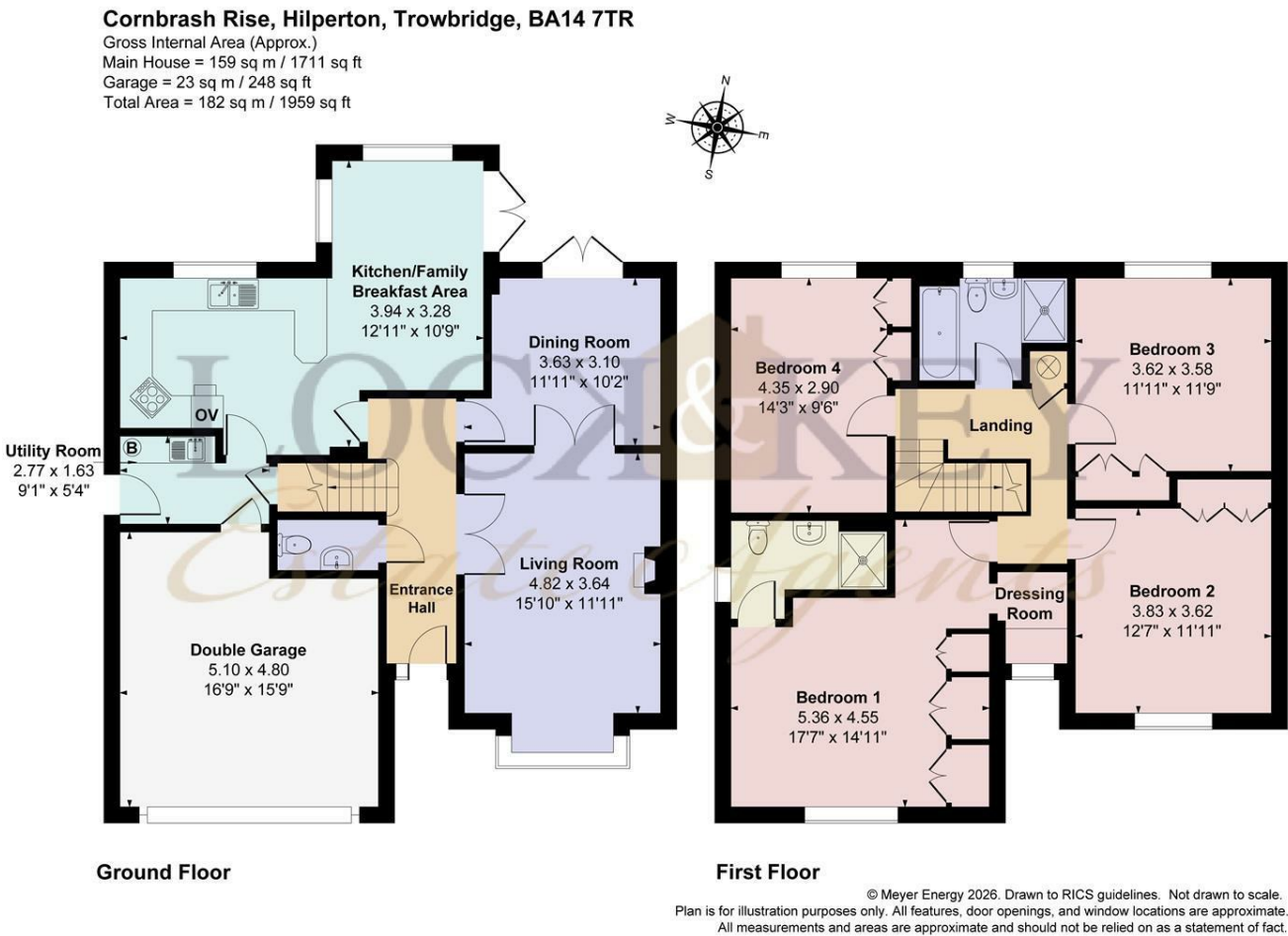


Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC