



Wrights
01225 755553

Farm Close, Cockhill, Trowbridge, Wiltshire, BA14 9AQ

£559,950

Situation

Farm Close is a former picturesque ancient farmyard, which was sympathetically converted by prestigious local developers Ashford homes in the late 1990's. The quiet cul-de-sac is situated off of Cockhill, on the desirable Bath/Bradford on Avon side of town.

Trowbridge town centre and railway station are within easy walking distance and the property is also well located for access to the popular Walwayne Court Primary School and to both St Augustine's and John of Gaunt secondary schools. Trowbridge town centre offers excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

The historic town of Bradford on Avon is also within walking distance of the property, offering a delightful selection of quality retail outlets, cafes and public houses.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Picturesque former Dairy
Tucked away cul-de-sac
on Bradford on Avon
side of town

Exceptionally spacious
and well proportioned

Gas central heating

Two large reception
rooms

Well appointed
kitchen/diner with island
unit

Downstairs cloakroom

Two first floor
bathrooms

Beautifully maintained
and private front garden

Spacious garage and off
road parking for two
vehicles



This picturesque former dairy is situated within a desirable cul-de-sac on the Bradford on Avon side of Trowbridge.

The property offers spacious and beautifully presented living accommodation on the ground floor, as well as three generous double bedrooms and two bathrooms on the first floor.

Features include two exceptionally spacious and light reception rooms, a well-appointed kitchen/diner with large island unit, downstairs cloakroom, three double bedrooms and two bathrooms.

Externally, the property offers a well maintained and private garden to the front of the property, as well as a garage and off road parking for two vehicles.

Viewing highly recommended!

The property comprises

Ground Floor

Entrance Hall

With tiled floor, radiator and stairs to the first floor.

Cloakroom

With tiled floor, white suite comprising low level W.C and hand basin with vanity unit, radiator, wall mounted gas boiler and extractor fan.

Lounge 15' 8" x 21' 7" (4.77m x 6.57m)

This spacious room offers two radiators, a large floor to ceiling double glazed window to the front and second double glazed window to the side.

Dining/family room 12' 9" x 17' 2" (3.88m x 5.24m)

With wood laminate flooring, radiator and floor to ceiling double glazed window to the front.

Kitchen/Diner 13' 10" x 16' 10" (4.22m x 5.13m)

With tiled flooring, a range of eye level and base units, worktops with upstands, large island unit with induction hob, inset one and a half bowl sink/drain unit, water softener, double eye level oven/microwave, integrated dishwasher, space for fridge/freezer and washing machine, exposed timber beams, double glazed windows to the front and side and wooden door to the front.

First Floor

Galleried Landing

With storage cupboard, cupboard housing gas boiler and two velux windows.

Bedroom 1 15' 3" x 14' 10" (4.65m x 4.52m)

With radiator and double glazed window to the front.

En-suite

With four piece suite comprising bath, shower enclosure with mains rainfall shower, low level W.C and pedestal hand basin, heated towel rail, extractor fan and velux window.

Bedroom 2 *13' 4" x 17' 2" (4.06m x 5.22m)*

With radiator and velux window.

Bedroom 3 *10' 4" x 9' 10" (3.15m x 2.99m)*

With radiator and Velux window.

Bathroom

With suite comprising bath with shower attachment, pedestal hand basin and low level W.C, heated towel rail, extractor fan and velux window.

Externally**Front garden**

The beautifully maintained gardens are located to the front of the property, offering two areas laid to lawn, a range of mature shrubs and trees and two seating areas.

Garage *11' 7" x 17' 1" (3.53m x 5.21m)*

The spacious garage benefits power and light, loft storage space and double doors to the front.

Parking

The property offers off road parking for two vehicles - one in front of the garage and a second to the side of the property.

Council tax

The property is currently in council tax band E.

Energy Performance

Current energy rating: 71 - C Potential energy rating: 76 - C

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast available (source - Ofcom) Predicted maximum download speed - 1000Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom

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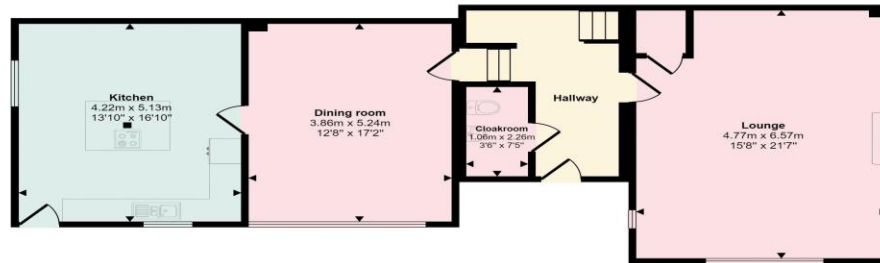


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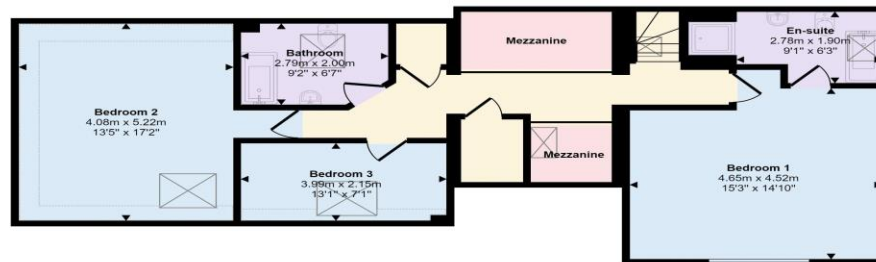
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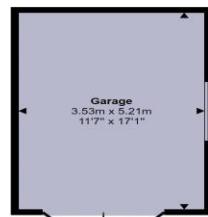
Approx Gross Internal Area
188 sq m / 2020 sq ft



Ground Floor
Approx 89 sq m / 954 sq ft



First Floor
Approx 81 sq m / 868 sq ft



Garage
Approx 18 sq m / 198 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

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