



## 15b Cockhill Trowbridge BA14 9BG

A fantastic opportunity to purchase a well presented and spacious four DOUBLE bedroom family home situated on the edge of BOA side of Trowbridge close to primary school, Tesco's, parkland walks, railway station and less than two miles from the Historic K&A canal and town of BOA. This modern property, finished to a high specification, boasts open plan kitchen/dining room with island, good sized living room with wood floor and bay window, garden room with vaulted ceiling, luxury bath & en suite shower rooms with stone tiling, fitted wardrobes to all bedrooms, underfloor heating throughout and UPVC double glazing. There is a block paved driveway for up to four cars and established, enclosed south-west facing garden boasting an extremely private aspect. This property is one of only two properties of the same design and internal viewing is highly recommended to appreciate the contemporary space and high specification that this property is able to offer. Vendor suited with no onward chain.

**Offers Over £400,000**







## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Obscured double glazed window and door to the front. Under-floor heating. Stairs to the first floor with oak bannister and cupboard under with light. Travertine tiled flooring, coving and inset ceiling spotlights. Smoke alarm. Thermostat. Alarm controls. Glazed doors off. Panelled door to the:

### Cloakroom

Obscured UPVC double glazed window to the front. Under-floor heating. Two piece white suite comprising pedestal wash hand basin and w/c with dual push flush. Travertine tiled flooring, coving and inset ceiling spotlights. Illuminated mirror.

### Living Room

18'2" x 11'0" into bay (5.55 x 3.37 into bay) UPVC double glazed bay window to the front. Under-floor heating. Feature stone fireplace with living flame gas fire inset. Oak wood flooring, coving and inset ceiling spotlights. Hard wired patching in system for TV, telephone and internet connection. Inset ceiling speakers. Sound system controls. Glazed double doors to the:

### Kitchen/Dining Room

29'1" x 11'6" max (8.88 x 3.51 max) UPVC double glazed window and French doors to the rear. Under-floor heating. Extensive range of modern high gloss wall, base and drawer units with solid wood work surfaces and granite splash-backs. Stainless steel one and a half bowl sink drainer unit with mixer tap. Island unit with breakfast bar, built-in electric double oven and four-ring electric hob with extractor hood over. Integrated dishwasher and freezer. Base unit with space and power for integrated fridge. Utility area with plumbing for washing machine and space for dryer. Space for dining table. Space for large American style fridge/freezer. Travertine flooring, coving and inset ceiling spotlights. Inset ceiling speakers. Hard wired patching in system for TV, telephone and internet connection. Sound system controls. Panelled door to the garage. Glass panelled door to the:





### **Garden Room**

9'6" x 8'11" (2.92 x 2.74)

UPVC double glazed and brick construction with French doors to the side. Under-floor heating. Travertine flooring and vaulted ceiling with inset ceiling spotlights.

### **FIRST FLOOR**

#### **Landing**

Oak balustrade. Large loft hatch to boarded loft space with wooden drop down ladder and handrail. Smoke alarm. Under-floor heating. Thermostat. Double airing cupboard with panelled doors enclosing, housing pressurised hot water tank and heating controls. Double cupboard with panelled doors enclosing, housing internet hub. Panelled doors off and into:

#### **Bedroom One**

13'0" x 11'0" (3.98 x 3.36)

UPVC double glazed window to the front. Under-floor heating. Built-in single and double wardrobes with hanging rail, shelving and lighting. Coving and inset ceiling spotlights. Hard wired patching in system for TV, telephone and internet connection. Inset ceiling speaker. Panic alarm. Panelled door to the:

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

Obscured UPVC double glazed window to the front. Chrome towel radiator. Modern three piece white suite with stone tiled surrounds comprising large double shower cubicle with spa jets, mains shower over and sliding door enclosing, pedestal wash hand basin and w/c with dual push flush. Illuminated mirror. Under-floor heating. Stone tiled flooring, coving and inset ceiling spotlights. Inset ceiling speaker. Extractor. Shaving point. Wooden corner cabinet. and shelving.

#### **Bedroom Two**

11'10" x 11'1" (3.62 x 3.40)

UPVC double glazed window to the rear. Under-floor heating. Built-in double wardrobe with hanging rail, shelving and lighting. Wall lights, coving and inset ceiling spotlights. Hard wired patching in system for TV, telephone and internet connection. Inset ceiling speaker

#### **Bedroom Three**

11'1" x 9'7" (3.38 x 2.93)

UPVC double glazed window to the front. Under-floor heating. Built-in double wardrobe with hanging rail, shelving and lighting. Wood effect flooring, coving

and inset ceiling spotlights. Hard wired patching in system for TV, telephone and internet connection. Inset ceiling speaker.

#### **Bedroom Four**

9'7" x 8'8" (2.93 x 2.66)

UPVC double glazed window to the rear. Under-floor heating. Built-in double wardrobe with hanging rail, shelving and lighting. Wood effect flooring, coving and inset ceiling spotlights. Hard wired patching in system for TV, telephone and internet connection. Inset ceiling speaker.

#### **Family Bathroom**

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Modern three piece white suite with stone tiled surrounds comprising panelled bath with mains rainfall shower over and glass screen enclosing, pedestal wash hand basin and w/c with dual push flush. Illuminated mirror. Under-floor heating. Stone tiled flooring, coving and inset ceiling spotlights. Inset ceiling speaker. Sound system controls. Extractor. Shaving point. Wooden corner cabinet.

### **EXTERNALLY**

#### **To The Front**

Large storm porch over front door with sensor lighting. Block paved driveway providing off road parking for 3-4 vehicle. Well stocked borders with a variety of plants, trees and shrubs. Gas and electric meters. Gated side pedestrian access to the rear. Enclosed by fencing and walling with railings.

#### **To The Rear**

Enclosed south-west facing, established garden approx. 100ft in length, boasting an extremely private aspect comprising large paved patio area to the immediate rear with sun awning, and low level retaining wall enclosing, steps up to paved pathway leading the length of the garden, large area laid to lawn, wildlife pond and well stocked borders with a variety of plants, trees and shrubs. Vegetable garden area. Large shed, small storage shed and log store. External speakers, power point, tap and lighting. Refuse storage space to the side. All enclosed by fencing.

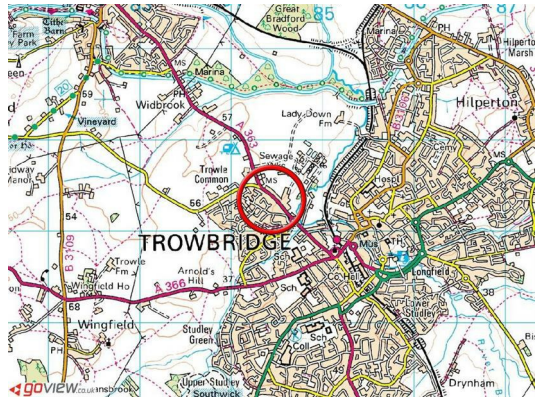
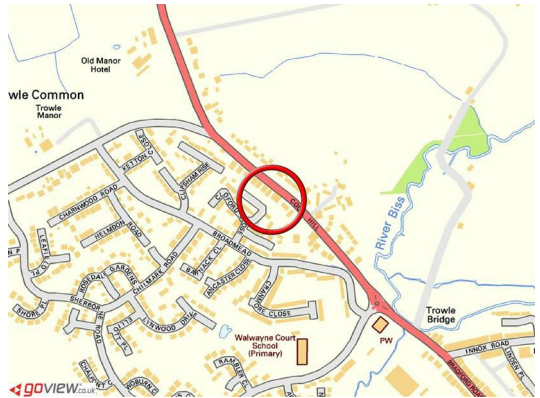
#### **Garage**

15'8" x 9'10" (4.80 x 3.00)

Single garage which was formally used as a cinema room. Its dry lined and the garage door is still in situ behind plaster board of the front wall. High level fuse box. Inset ceiling spotlights. Smoke alarm.



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



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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.