

TOWN & COUNTRY
ESTATES



Farm Close, Cockhill, Trowbridge, Wiltshire BA14 9AQ

£535,000

LOCATION

Located within a sought after location, on the cusp of Bradford on Avon, on the Bath side of Trowbridge, this home is conveniently situated within walking distance of local amenities (Tesco Express, chip shop and pharmacy), the well regarded Walwayne Court Primary School, Secondary Schools, bus routes and train station - providing direct links to Bath, Bristol and beyond. Trowbridge itself offers busy town centre shopping and a modern cinema complex with restaurants.

DESCRIPTION

Set within a private cul-de-sac, Farm Close is a small development of exemplary residences, sympathetically converted from farm buildings in the late 1990's (by well respected local developers Ashford Homes), creating a handful of unique and charming homes.

This spacious three bedroom detached property offers flexible living accommodation, with the ground floor comprising an entrance porch with stable, entrance hall, a superb open plan living space with beautiful exposed wooden beams, kitchen/dining room, study, cloakroom and the versatile bedroom three/family room. The first floor offers a master bedroom with ensuite bathroom, second double bedroom and family bathroom. Further benefits include gas central heating, Upvc double glazing, a large garage with eaves storage, a very well presented front garden and driveway parking with gated access.

ENTRANCE PORCH

You enter into the property through a composite stable door. There is a convenient bench with storage under, Upvc double glazed window to the side, tiled flooring and a Upvc double glazed door into the hallway.

ENTRANCE HALL

With Oak flooring, a radiator, stairs to the first floor and doors to the living room, kitchen, study and cloakroom toilet.

LIVING ROOM

The spacious, open plan living space has plenty of room for a large dining table and living room furniture. The room comprises a feature wooden beam with wooden upstands, creating a focal point and natural break between the living and dining space in the room, Oak flooring, two radiators, inset ceiling spotlights, a high level obscure window to the rear and Upvc French doors to the front garden, with glazed panels to either side, flood this room with lot's of natural light.

KITCHEN/DINING ROOM

There is a Upvc double glazed window to the front and a Velux window to the rear, a range of matching base and wall units with rolled top worksurfaces, inset sink unit with chrome mixer tap and tiled splash backs, built in high level Neff oven and grill, inset induction hob with extractor and light over, integrated dishwasher, space for an American style fridge/freezer, plumbing for a washing machine, wooden effect flooring, a wall mounted Vaillant gas boiler and door to bedroom three/family room.

BEDROOM THREE/FAMILY ROOM

This versatile room can be utilised as the third double bedroom but could also make the ideal family room or additional reception room. With a vaulted ceiling, inset ceiling spotlights, Oak flooring, radiator, TV point and Upvc double glazed French doors, with glazed panels to either side, opening to the garden patio area.



STUDY

The study has a Upvc double glazed window to the front, Oak flooring and a radiator.

CLOAKROOM

The cloakroom toilet is accessed from the entrance hall and has a dual flush WC, wall mounted basin with tiled splash backs, tiled flooring and an extractor fan.

FIRST FLOOR LANDING

There is a Velux window to the rear, access to the loft space, inset ceiling spotlights and doors to the master bedroom, bedroom two and the family bathroom.

MASTER BEDROOM

The spacious master bedroom has a Upvc double glazed window to the front, built in wardrobes, a radiator, inset ceiling spotlights and a door to the ensuite.

ENSUITE

With a Velux window to the front, a panelled bath, dual flush WC, pedestal basin, tiled splashbacks, radiator, door to a large airing cupboard, inset ceiling spotlights, an extractor fan and tiled flooring.

BEDROOM TWO

The second double bedroom has a Upvc double glazed window to the front, large wardrobe with mirrored sliding doors and a radiator.

FAMILY BATHROOM

The family bathroom has a Upvc double glazed obscure window to the side, a panelled bath, shower cubicle with mains shower, a dual flush WC, pedestal basin, heated towel rail, light with shaving socket, tiled splashbacks, tiled flooring and inset ceiling spotlights.

EXTERIOR

GARDEN

The attractive and well kept gardens are found to the front of the property, with a dwarf wall to the immediate front, a wooden gate opens to a path to the front door, with lawns to either side, edged by planted borders offering a variety of mature plants and shrubs.

Paved and gravelled areas with brick edging provide access around the garden and lead to a lovely entertaining area to the front of bedroom three/family room. There is also an outside light, outside tap and water butt.

PARKING

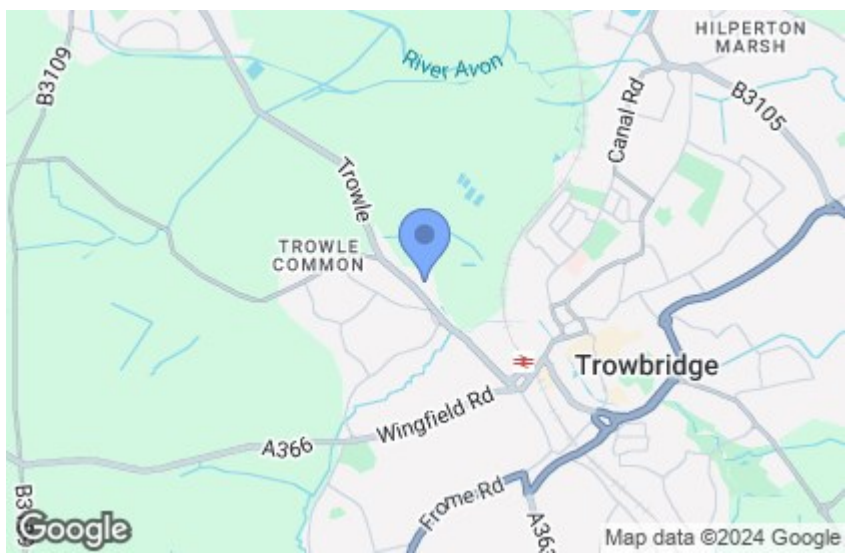
Double wooden gates open to the driveway parking for two cars. Additional parking is available in the garage or to the immediate front of the property.

GARAGE

The large single garage is located to the left of the property, with double wooden doors to the front, power, light and boarded loft space providing yet further storage.

ADDITIONAL INFORMATION

Council Tax Band - E
EPC to follow







GROUND FLOOR
1375 sq.ft. (127.7 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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