



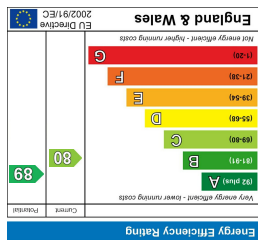
T: 01225 341504
E: trowbridge@chasebuchanan.co.uk

OFFICE
63 Fore Street
Trowbridge
Wiltshire
BA14 8ET

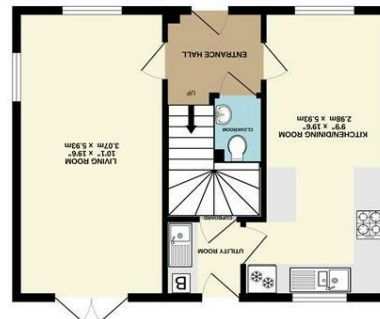
Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

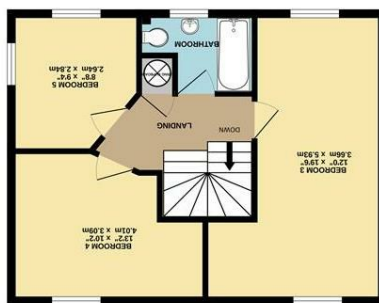
IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.



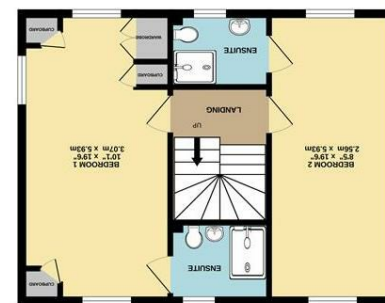
TOTAL FLOOR AREA: 1466 sq.ft. (136.2 sq.m.) approx.
Schematic Diagram Only - Not to Scale
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GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2 Cuckoo Walk
Trowbridge, Wiltshire, BA14 7GG
£420,000

- Attractive Modern Detached Family Home
- Accommodation over Three Floors with Five Double Bedrooms
- Two Ensuite Shower Rooms, Family Bathroom & Downstairs Cloakroom
- Stylish & Contemporary Kitchen/Dining Room with Separate Utility Room
- Triple Aspect Living Room
- Deceptively Spacious Accommodation with High Ceilings
- Enclosed South Facing Rear Garden
- Single Garage & Driveway Parking
- EPC Rating C / Council Tax Band E
- Internal Viewing Recommended



Situation

Situated on this popular development on the south-eastern side of Trowbridge amongst other similar, attractive properties with open aspect to the front and rear. With pedestrian access to the front door from Cockoo Walk and vehicle access to the rear, garage and parking is accessed from Kingfisher Walk. The town centre is within half a mile.

Trowbridge is the County Town of Wiltshire and offers a good range of schooling, great shopping, restaurants and leisure facilities including an Odeon multiplex cinema complex close by to Trowbridge Park. Trowbridge town centre offers a pedestrianised town centre with several well-placed superstores, The Shires shopping centre and ample parking opportunity. This is a characterful town surrounded by countryside and is well situated for access to the other locals towns, villages and the city of Bath. There is also a popular railway station providing regular services to Salisbury and Southampton to the south and within 20 minutes journey to Bath and onto Bristol and the northwest.

Description

This imposing and impressive detached family home by Wainhomes offers deceptively spacious accommodation over three floors with surprisingly high ceilings and benefitting from five double bedrooms with two en-suite shower rooms and a family bathroom. Well presented throughout with stylish kitchen/dining room, separate utility and a triple aspect living room. The rear garden is enclosed with gated access to the single garage and driveway parking.

Directions

From the centre of Trowbridge take the West Ashton Road. Continue passed the BP garage and at the roundabout turn right into Broadcloth Lane and follow the road into Sparrow Street. Turn left just passed Finch Court into Kingfisher Close and the rear of the property can be found straight ahead as you come up to the right hand bend.

Accommodation

Entrance Hallway

PVCu secure entrance door. Stairs to the first floor. Laminate flooring. Radiator.

Cloakroom

3'6 x 4'8 (1.07m x 1.42m)

White suite with WC and wash hand basin. Half tiled walls and laminate flooring. Ceiling mounted extractor fan. Radiator.

Living Room

10'1 x 19'6 (3.07m x 5.94m)

PVCu double glazed windows to the front and side. French doors opening onto the rear garden. Gas point for fireplace. Two radiators.

Kitchen/Dining Room

9'9 x 19'6 (2.97m x 5.94m)

Pvcu double glazed windows to the front and the rear. Stylish kitchen area with matching wall and base units with rolled edge worktops. Tiled splashbacks. Integral double oven with gas hob and wall mounted extractor fan above. Space for dishwasher. Integral fridge freezer. Laminate flooring. Radiator.

Utility Room

5'4 x 5'4 (1.63m x 1.63m)

Pvcu double glazed door opening onto the rear garden. Matching base cupboard and worktop with sink unit. Space and plumbing for washing machine. Wall mounted gas boiler. Understairs cupboard. Laminate flooring. Radiator.

On the First Floor

Landing

Stairs to the second floor. Radiator.

Bedroom One

10'1 x 19'6 (3.07m x 5.94m)

Range of built in cupboards and wardrobe. Triple aspect with windows to the front, side and rear. Two radiators.

Ensuite Shower Room

6'8 x 5'4 (2.03m x 1.63m)

PVCu double glazed window to the rear. White suite with a large shower cubicle, WC and wash hand basin. Tiled splashback. Wall mounted extractor fan. Vinyl flooring. Radiator.

Bedroom Two

8'5 x 19'6 (2.57m x 5.94m)

PVCu double glazed windows to the front and the rear. Two radiators.

Ensuite Shower Room

6'7 x 5 (2.01m x 1.52m)

PVCu double glazed window to the front. White suite with shower, WC and wash hand basin. Tiled splashback. Wall mounted extractor fan. Vinyl flooring. Radiator.

On the Second Floor

Landing

Access to the attic space. Airing cupboard housing the hot water tank. Radiator.

Bedroom Three

12' x 19'6 (3.66m x 5.94m)

PVCu double glazed windows to the front and the rear. Two radiators.

Bedroom Four

13'2 x 10'2 (4.01m x 3.10m)

PVCu double glazed window to the rear. Radiator.

Bedroom Five

8'8 x 9'4 (2.64m x 2.84m)

PVCu double glazed windows to the front and side. Radiator.

Family Bathroom

8'1 x 5'5 (2.46m x 1.65m)

PVCu double glazed window to the front. White suite with WC, wash hand basin and bath with shower attachment. Tiled splashback. Wall mounted extractor fan. Vinyl flooring. Radiator.

Externally

FRONT

Paved path to front door. Front garden wrapping round to one side mainly laid to lawn with single tree and low level boundary fence.

REAR

Enclosed rear garden with panel fencing and gated side access to the driveway and garage. Mainly laid to lawn with small paved patio. Paved path to the side gate. Small areas of gravel.

Garage and Parking

Up and over entrance door. Pitched roof. Power and light.

Driveway parking to the front. Additional parking space alongside the rear garden fencing off Kingfisher Drive.

Tenure

Freehold with vacant possession on completion.

Council Tax

The property is in Band E with the amount payable for 2024/25 being £2973.17

Services

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested by Chase Buchanan).

There is an annual estate charge covering the maintenance of communal areas of approx £130.00.

Viewings

To arrange a viewing please call 01225 341504

Code

11097 01/05/2024

