11A Cockhill

Trowbridge BA14 9BG

A well presented three bedroom family home tucked away in a cul-de-sac position on the sought after Broadmead development. Situated on the Bradford on Avon side of town close to primary school, shop, parkland walks, public house and bus stop. Accommodation comprises entrance porch, kitchen, living room with patio doors onto south-east facing garden, good sized kitchen, cloakroom, shower room and large basement. Benefits include UPVC double glazing, gas central heating, good sized established garden with private aspect, garage and driveway providing off road parking. Early viewing is highly recommended as properties in this area prove very popular. Offered for sale with no onward chain.

Guide Price £315,000

ACCOMMODATION
All measurements are approximate

Porch
8'4" x 4'0" (2.53m x 1.22m)
UPVC double glazed construction with door to the side. Tiled flooring. UPVC double glazed door to the:

Kitchen
11'5" x 11'2" (3.48m x 3.41m)
UPVC double glazed window to the front. Radiator. Fitted with a matching range of base and eye level units with worktop space over. One and a half bowl stainless steel sink drainer and mixer tap. Space for electric cooker. Space for fridge and freezer. Plumbing for dishwasher and washing machine. Wood effect flooring. Door to:

Hall
2'11" x 7'6" (0.88m x 2.29m)
Wood effect flooring. Doors to stairs leading down to the basement. Doors off and into: understairs storage cupboard.

Cloakroom
8'0" x 4'5" (2.44m x 1.35m)
Obscured UPVC double glazed window to front. Fitted with two piece suite comprising, wash hand basin and close coupled WC. Radiator. Wood effect flooring.

Living Room
12'10" x 19'0" (3.92m x 5.80m)
UPVC double glazed window to side. UPVC double glazed window and French doors to the rear. Feature fireplace. Three radiators. Wall lights and coving. Stairs to the first floor.

FIRST FLOOR

Landing
11'7" x 12'9" (3.53m x 3.89m)
Doors off and into:

Bedroom One
13'1" x 9'1" (3.99m x 2.77m)
UPVC double glazed window to the rear. Radiator. Dado rail and coving.

Bedroom Two
11'2" x 12'2" (3.41m x 3.72m)
UPVC double glazed window to the side. Radiator. Coving.

Bedroom Three
13'1" x 9'7" (3.99m x 2.93m)
UPVC double glazed window to the rear. Radiator. Coving.

Shower Room
8'1" x 6'6" (2.47m x 1.98m)
Obscured UPVC double glazed window to the front. Fitted with three piece suite comprising shower area with electric shower over and glass screen enclosing, pedestal wash hand basin and close coupled WC. Door to: airing cupboard.

BASEMENT
22'9" x 13'6" (6.94m x 4.12m)
Inset ceiling spotlights. Stairs to the ground floor.

EXTERNALLY

To The Front
Shared gravel driveway leading to garage, parking and properties 11a and 11. Area laid to lawn with a variety of plants and shrubs. Gravel area to the front and side. Outside tap and light. Gas and electric meters. Gated access to rear garden.

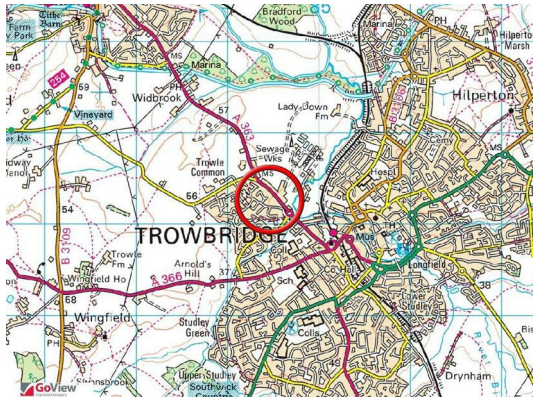
To The Rear
Good sized, south-east facing garden with private aspect comprising large paved patio area to the immediate rear enclosed by hedgerow with archway to area laid to lawn with a variety of plants, trees and shrubs. Greenhouse. Gravel area to the side. All enclosed by fencing.

Garage & Parking
9'11" x 19'0" (3.01m x 5.80m)
Single garage with up and over door to the front. Power and lighting. Window to side. Eaves storage. Parking to the front for two vehicles.

AGENTS NOTE:
The property is accessed via Cloford Close, please use postcode BA14 9DH. On entering Cloford Close, turn immediately right, continue past the garages and the entrance to the driveway can be found on the left hand side.

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

Total area: approx. 136.1 sq. metres (1464.4 sq. feet)



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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.