



5 Waterside Mews Cockhill Trowbridge BA14 9FD

A beautifully presented modern three/four bedroom townhouse situated within a small development on the Bradford on Avon side of town backing onto stream and fields beyond. The property was built in 2012 by Ashford Homes and has been finished to a high specification to include Villeroy & Boch sanitary ware and gas fired under-floor heating throughout. The neutrally presented accommodation comprises large hallway with ample storage, cloakroom, family room/4th bedroom, modern first floor kitchen/breakfast room with AEG integrated appliances and French doors onto balcony with views over fields, dining room, living room with French doors and Juliet balcony, master bedroom with en suite shower room, two further bedrooms and family bathroom. Additional benefits include acoustic double glazing, alarm, integral garage, driveway and enclosed gardens with private aspect backing onto stream and fields. Viewing is highly recommended.

Offers Over £350,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Part obscured double glazed door to the front with matwell. Stairs to the first floor. Tiled flooring and coving. Smoke alarm. Large built-in storage cupboards with two sets of double panelled doors enclosing with light and central heating and media hub. Panelled doors off and into: garage. Double glazed door to the rear with matwell.

Family Room/Bedroom Four

10'8" x 9'1" (3.24 x 2.77)

Double glazed window to the rear. Coving. Multiple media points. Smoke alarm.

Cloakroom

Obscured double glazed window to the rear. Chrome towel radiator. Two piece white Villeroy & Boch suite with tiled surrounds comprising wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

Stairs to the second floor with oak balustrade. Smoke alarm. Part glazed double doors to the:

Dining Area

9' x 8'4" (2.75 x 2.55)

Coving. Open plan to kitchen and to:

Living Room

16'3" x 10'7" (4.95 x 3.23)

Double glazed window to the front and double glazed French doors to the front with glass Juliet balcony. Inset ceiling speaker. Coving. Multiple media points. Media docking station.



Kitchen/Breakfast Room

16'3" x 9'2" (4.95 x 2.80)

Double glazed window to the rear and double glazed French doors leading to balcony with views over fields. Extensive range of wall, base and drawer units with contrasting work surfaces, tiled splash-backs and under cupboard lighting. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel double oven and microwave. Built-in stainless steel four ring gas hob with stainless steel splash-back and extractor canopy over. Integrated fridge/freezer, washing machine and dishwasher. Smoke alarm. Tiled flooring, coving, inset ceiling spotlights and speaker. Space for table.

Balcony

16'10" x 5'7" (5.12 x 1.70)

Tiled seating area overlooking fields with light and stainless steel railings with glass panels enclosing.

SECOND FLOOR

Landing

Oak balustrade. Coving. Smoke alarm. Panelled doors off and into: airing cupboard with tank, shelving and light.

Bedroom One

11'11" x 9'4" (3.62 x 2.85)

Double glazed window to the front. Media points. Large built-in wardrobe with sliding doors enclosing. Smoke alarm. Wall lights, inset ceiling spotlights and speakers. Alarm panel. Panelled door to the:

En Suite Shower Room

Chrome towel radiator. Three piece white Villeroy & Boch suite with tiled surrounds comprising shower cubicle with mains shower and door enclosing, wash hand basin and w/c with enclosed cistern and dual push flush. Tiled flooring, wall light and inset ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two

9'7" x 8'10" (2.92 x 2.70)

Double glazed window to the rear. Media points. Smoke alarm.

Bedroom Three

8'10" x 6'5" (2.70 x 1.96)

Double glazed window to the rear. Media points. Access to loft space.

Family Bathroom

Chrome towel radiator. Three piece white Villeroy & Boch suite with tiled surrounds comprising panelled bath with shower mixer tap and glass screen enclosing, wash hand basin and w/c with dual push flush. Tiled flooring, wall light and inset ceiling spotlights. Extractor fan. Shaving point.

EXTERNALLY

To The Front

Storm porch with light and bin storage area. Block paved driveway. Borders with trees and shrubs. Gas and electric meters.

To The Rear

Enclosed rear garden with private aspect backing onto stream and fields comprising large paved patio area to the immediate rear, area laid to lawn and borders with a variety of plants and shrubs. Outside tap and light. Enclosed by closed board fencing and mesh fencing. Gated rear pedestrian access.

Garage

19'3" x 9'2" (5.86 x 2.79)

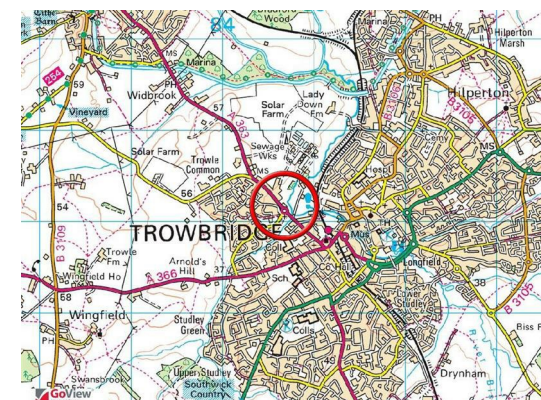
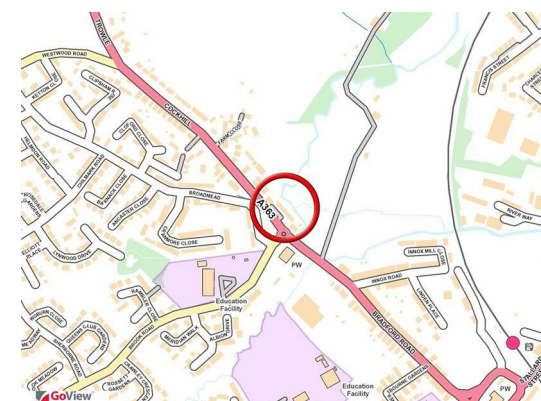
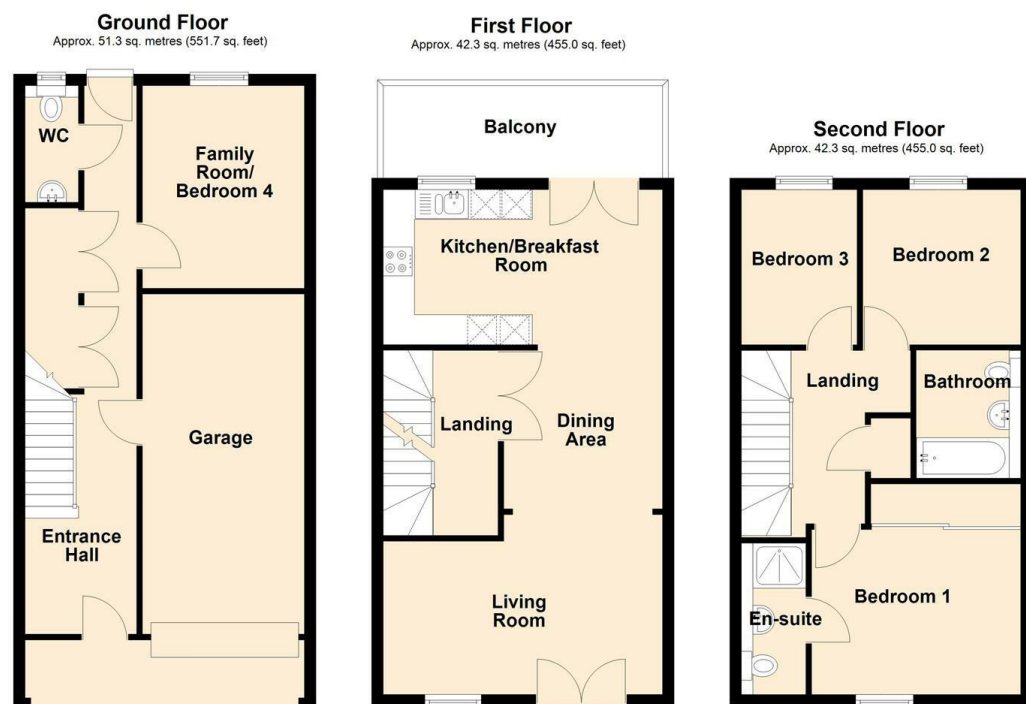
Up and over door to the front. Power and lighting. Smoke alarm. Panelled door to the entrance hall.

AGENTS NOTE:

The majority of rooms have individually controlled under-floor heating. There is a integrated media network including ceiling speakers to the main bedroom and pre-wiring to all rooms for additional ceiling speakers.



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.