



**Wrights**  
01225 755553

Cockhill, Trowbridge, Wiltshire, BA14 9BG

£365,000

## Situation

The property is situated on Cockhill, on the desirable Bath/Bradford on Avon side of town. Trowbridge town centre and railway station are within easy walking distance and the property is also well located for access to the popular Walwayne Court Primary School and to both St Augustine's and John of Gaunt secondary schools. Trowbridge town centre offers excellent shopping and leisure facilities, a multiplex cinema, numerous pubs and restaurants.

The historic town of Bradford on Avon is also within walking distance of the property, offering a delightful selection of quality retail outlets, cafes and public houses.

Access to London by train is direct via Westbury (5 miles) and indirect via Trowbridge. The World Heritage City of Bath is also just 11 miles away, famed for its shopping, period buildings and many places of cultural interest.



Stunning four bedroom period property

Desirable location on the Bradford on Avon side of town

Close to town centre and railway station

Two reception rooms

Wood burning stove

Modern Kitchen/Breakfast room

## Utility

Master bedroom with en-suite shower room

South facing rear garden

Double width garage and on road parking to the rear

Vendor suited



This stunning four bedroom period property is situated on the desirable Cockhill, on the Bradford on Avon side of town and within easy reach of Trowbridge railway station and town centre. Features include a spacious lounge/diner with wood burning stove and large bay window, family room, contemporary kitchen/breakfast room, en-suite to the master bedroom, three good size double bedrooms and a fourth bedroom which would make an ideal study or nursery.

Externally there is a sunny South-facing rear garden, a double width garage/workshop and on road parking to the rear.

Vendor suited!

### The property comprises

#### Ground Floor

##### Entrance Hall

With composite front door, wood laminate flooring, coved ceiling, decorative Victorian archway and stairs leading to the first floor.

##### Cloakroom

With W.C and hand basin.

##### Lounge/Diner 24' 7" x 12' 4" (7.50m x 3.75m) max

With two Victorian style radiator, wood burning stove with wooden surround, coved ceiling, PVCu double glazed bay window to the front and PVCu double glazed double doors to the rear.

##### Kitchen/Breakfast Room 14' 0" x 9' 8" (4.26m x 2.94m)

With wood laminate flooring, a range of eye level and base units, worktops with upstands, breakfast bar, integrated electric oven and microwave, induction hob with extractor fan over, integrated dishwasher, space for American fridge freezer, coved ceiling and two obscured PVCu double glazed windows to the side.

##### Family Room 10' 4" x 9' 8" (3.14m x 2.94m)

With wood laminate flooring, Victorian style radiator, PVCu double glazed door to the utility, cupboard housing combi boiler, PVCu double glazed window to the side and PVCu double glazed french doors to the rear.

#### Landing

With stairs to the first floor.

#### First Floor

##### Bedroom 2 12' 0" x 15' 9" (3.66m x 4.79m)

With Victorian style radiator, attractive feature fireplace, PVCu double glazed window to the front and PVCu double glazed bay window to the front.

### **Bedroom 3** *12' 1" x 10' 3" (3.68m x 3.12m)*

With stripped wooden flooring, Victorian style radiator, feature fireplace with wooden surround and PVCu double glazed window to the rear.

### **Bedroom 4** *8' 2" x 9' 9" (2.49m x 2.97m)*

With Victorian style radiator, feature fireplace and PVCu double glazed window to the rear.

### **Bathroom**

With stripped wooden flooring, white suite comprising bath with shower attachment, low level w.c and hand basin with vanity unit, heated towel rail and obscured PVCu double glazed window to the side.

### **Second Floor**

#### **Landing**

With eaves storage and PVCu double glazed window to the rear.

### **Master Bedroom** *19' 8" x 8' 9" (6.00m x 2.67m) max*

With Victorian style radiator, ceiling spotlights, PVCu double glazed window to the rear and velux window to the front.

### **En-suite**

With white suite comprising shower enclosure with mains shower, pedestal hand basin and low level w.c, heated towel rail, extractor fan, ceiling spotlights and velux window to the front.

### **Externally**

#### **To the front**

The property is set back from the road with an enclosed front garden laid to gravel with a path to the front door.

#### **To the rear**

The enclosed rear garden offers a spacious patio seating area with an outside light and an area laid to lawn. A path leads to the garage to the rear.

### **Double width garage** *19' 8" x 15' 1" (6.00m x 4.59m)*

With power and light, door to the garden and doors to the rear.

### **Council Tax**

The property is currently in Council Tax Band C.

### **Tenure**

The property is sold as freehold.

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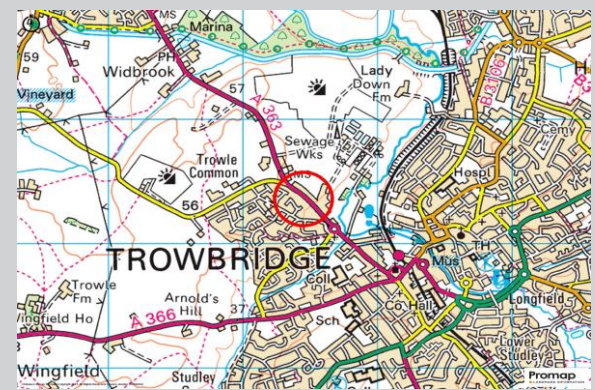




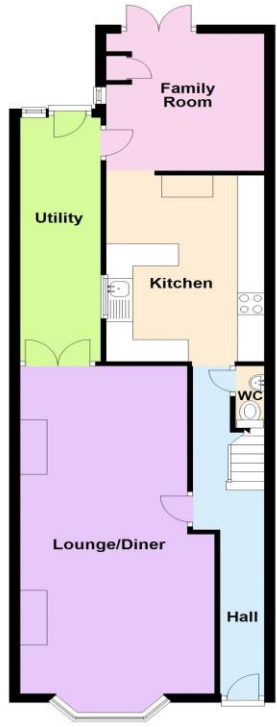
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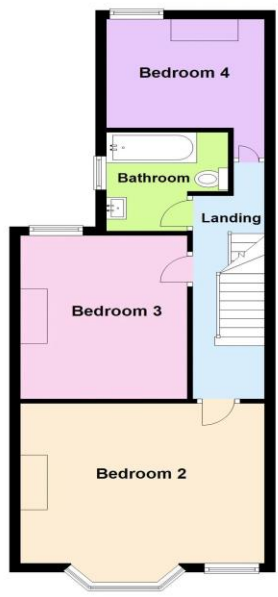
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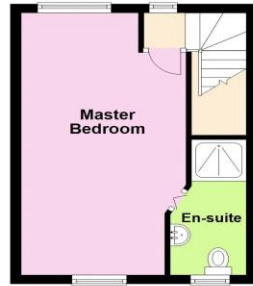
**Ground Floor**  
Approx. 66.2 sq. metres (712.9 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (519.4 sq. feet)



**Second Floor**  
Approx. 25.1 sq. metres (270.2 sq. feet)



Total area: approx. 139.6 sq. metres (1502.5 sq. feet)

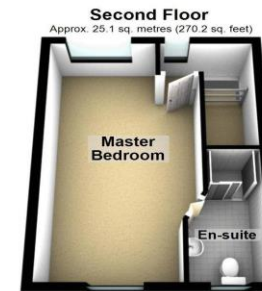
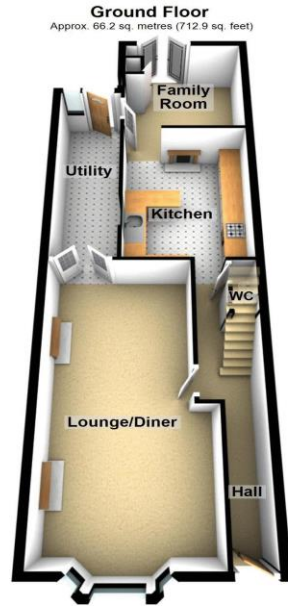
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T 01225 755553

E info@wrightsresidential.co.uk

W www.wrightsresidential.co.uk

A 24 Fore Street, Trowbridge, Wiltshire, BA14 8ER

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