



12 Cockhill

Trowbridge BA14 9BQ

A fantastic opportunity to purchase a well presented and spacious four DOUBLE bedroom family home, tucked away in a small cul-de-sac location, on the edge of Bradford-on-Avon side of Trowbridge close to primary school, Tesco, parkland walks, railway station and less than two miles from the Historic K&A canal and town of Bradford-on-Avon. This modern property boasts two reception rooms, conservatory, fitted kitchen, utility, cloakroom, en suite shower room and family bathroom. Benefits include UPVC double glazing, gas central heating, solar panels, garage/store, block paved driveway and large, beautifully tended landscaped garden with extremely private aspect. Early viewing highly recommended.

Guide Price £495,000



ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed window and door to the front. Tiled flooring. Obscured UPVC double glazed door and window to the:

Entrance Hall

Radiator. Wood effect flooring and coving. Oak panelled door to the cloakroom. Oak framed glazed doors to dining room and living room. Stairs to the first floor with stainless steel balustrade. Smoke alarm.

Living Room

20'12" x 12'12" (6.40 x 3.96)

UPVC double glazed windows to the front and rear. Two radiators. Wood effect flooring, wall lights and coving. Television point.

Dining/Family Room

14'9" x 11'3" (4.50 x 3.43)

Radiator. Panelled door to under-stairs storage cupboard. Wood effect flooring and coving. Archway to the kitchen. UPVC double glazed sliding patio doors to the:

Conservatory

12'9" x 10'11" (3.88 x 3.33)

UPVC double glazed construction with door to the side. Tiled flooring and wall light. Power point.

Kitchen

10'3" x 9'7" (3.12 x 2.93)

UPVC double glazed window to the rear. Extensive range of wall, base and drawer units with polished tiled splash-backs and rolled top work surfaces. Stainless steel double sink, single drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in four-ring induction hob with extractor over. Space for under counter fridge. Wood effect flooring and inset ceiling spotlights. Door to the:



Utility Room

9'8" x 6'10" (2.95 x 2.08)

Wall and base mounted units with rolled top work surfaces. Plumbing for washing machine. Space for appliances. Wall mounted Potterton boiler. Tiled flooring. Panelled door to the garage/store.

Cloakroom

Obscured UPVC double glazed window to the front. Radiator. Two piece white suite with part tiled surrounds comprising wash hand basin with cupboard under and w/c with dual push flush. Wood effect flooring.

FIRST FLOOR

Landing

Access to part boarded loft space with ladder and light. Two smoke alarms. Panelled doors off and into: large airing cupboard housing hot water tank and shelving.

Bedroom One

20'6" x 10'3" (6.26 x 3.12)

Dual aspect with UPVC double glazed windows to the front and side. Two radiators. Wood effect flooring, wall lights and coving. Panelled door to the:

En Suite Shower Room

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with fully tiled surrounds comprising corner shower cubicle with power shower over and sliding doors enclosing, pedestal wash hand basin and w/c with dual push flush. Tiled effect vinyl flooring. Shaving point and light. Mirror.

Bedroom Two

11'8" x 10'4" (3.55 x 3.16)

UPVC double glazed window to the front. Radiator. Wood effect flooring.

Bedroom Three

11'7" x 10'10" (3.53 x 3.31)

UPVC double glazed window to the front. Radiator. Wood effect flooring. Panelled door to built-in cupboard.

Bedroom Four

13' x 8'11" (3.97 x 2.72)

UPVC double glazed window to the rear. Radiator. Wood effect flooring. Built-in double wardrobe, dressing table and drawers.

Family Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with fully tiled surrounds comprising panelled bath with power shower over, wash hand basin with cupboards under and w/c with enclosed cistern and dual push flush. Wood effect vinyl flooring. High level internal window. Mirror.

EXTERNALLY

To The Front

Block paved driveway providing off road parking. Border with a variety of plants and shrubs. Gate to side passageway with space for bins, outside tap, light, gas and electric meters, and gate to the rear garden.

To The Rear

Large, beautifully tended landscaped garden with private aspect comprising gravel area and large paved patio area to the immediate rear, areas laid to lawn, large ornate pond, raised patio area, additional gravel areas, and a variety mature plants, trees, shrubs and bulbs. Sensor light. Garden shed and workshop with power and lighting. Paved path leading down the side of the property to additional shed. All enclosed by high walling and fencing providing a high level of privacy.

Garage/Store

10'6" x 9'8" (3.19 x 2.95)

Hormann up and over door to the front. Power and lighting. Fuse box. Part glazed door to the side.

SOLAR PANELS:

The FIT payments received for the last two years are: 2024 - £1723 and 2025 - £1889



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



Total area: approx. 164.5 sq. metres (1771.1 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.

