



Wrights
01225 755553

2 Farm Close, Cockhill, Trowbridge, Wiltshire, BA14 9AQ

£650,000

Situation

Farm Close is a former picturesque ancient farmyard, which was sympathetically converted by prestigious local developers Ashford homes in the late 1990's. The quiet cul-de-sac is situated off of 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.



**Picturesque former Dairy
in tucked away cul-de-
sac**

**Situated on the Bradford
on Avon side of Town**

**Extended and beautifully
renovated**

**Stunning open plan
kitchen/dining/living
room**

Spacious lounge

**Utility room and Boot
room**

Downstairs cloakroom

**Three double bedrooms
(one ground floor)**

**Well maintained front
and rear gardens**

**Garage and off road
parking for several
vehicles**



This picturesque former dairy is situated within a desirable cul-de-sac on the Bradford on Avon side of Trowbridge.

The property has been extended and renovated by the current owners, offering spacious and beautifully presented living accommodation and three generous bedrooms.

The ground floor of the property comprises entrance hall, a stunning open plan kitchen/dining/living room, utility room, boot room, spacious lounge, ground floor bedroom and downstairs cloakroom (with potential to create a ground floor bathroom if required). Upstairs are two further double bedrooms and two bathrooms. Externally the property offers generous and well maintained front and rear gardens, garage and off road parking for several vehicles.

Viewing highly recommended!

The property comprises

Ground Floor

Entrance Hall

With composite front door, solid oak flooring, radiator, inset ceiling spotlights, oak staircase to the first floor and PVCu double glazed window to the front.

Cloakroom

With W.C and corner hand basin, radiator and extractor fan.

Bedroom

14' 6" x 10' 11" (4.42m x 3.34m)

With solid oak flooring, built in storage cupboard, radiator, Velux window and PVCu double glazed window to the front.

Kitchen/Diner

29' 8" x 23' 11" (9.03m x 7.30m) max

This huge open plan living space offers solid oak flooring, three radiators, inset ceiling spotlights, exposed timber beams and PVCu double glazed windows to the front and side. The kitchen areas comprises a range of eye level and base units, marble worktops with glass splash backs, weavy edge elm wood breakfast bar, two integrated eye level electric ovens, five ring gas hob with extractor hood over, integrated under counter fridge and freezer, integrated slimline dishwasher, one and a half bowl inset sink unit and breakfast bar.

Utility room

7' 9" x 3' 7" (2.35m x 1.10m)

With tiled flooring, space for washing machine and tumble drier and wall mounted gas boiler.

Lounge

17' 7" x 15' 1" (5.35m x 4.61m)

With two radiators, PVCu double glazed windows to the front and side and PVCu french doors opening onto the enclosed garden.

Boot room

15' 2" x 6' 2" (4.62m x 1.87m)

With tiled flooring, a range of tall and base units, worktop space, integrated freezer, radiator, inset ceiling spotlights, PVCu double glazed window to the rear and PVCu door to the garden.

First Floor

Landing

With inset ceiling spotlights, exposed timber beams and loft hatch.

Bedroom 1

15' 3" x 11' 2" (4.65m x 3.41m)

With exposed timber beams, radiator and PVCu double glazed window to the side.

En-suite

With white suite comprising bath, pedestal hand basin and low level W.C, large storage cupboard, heated towel rail, inset ceiling spotlights and Velux window.

Bedroom 2

15' 0" x 8' 6" (4.56m x 2.59m)

With radiator, exposed timber beams and PVCu double glazed window to the front.

Bathroom

With four-piece white suite comprising bath, shower enclosure with mains shower, pedestal hand basin and low level W.C, radiator, extractor fan and obscured PVCu double glazed window to the side.

Externally

To the front

The property offers a generous lawned front garden, with a path leading to the front door and gated access to the rear.

To the rear

The beautifully maintained, private rear garden offers a spacious raised decking area and areas laid to lawn and gravel. A path leads to the gated access to the front of the property as well as gated access to the garage and parking area.

Garage and parking

The property comes with a single garage, with double doors to the front, power and light. To the side is a spacious gravelled parking area, providing off road parking for several vehicles.

Council tax

The property is currently in council tax band E with the rate payable for £2023/2024 being £2027.48.

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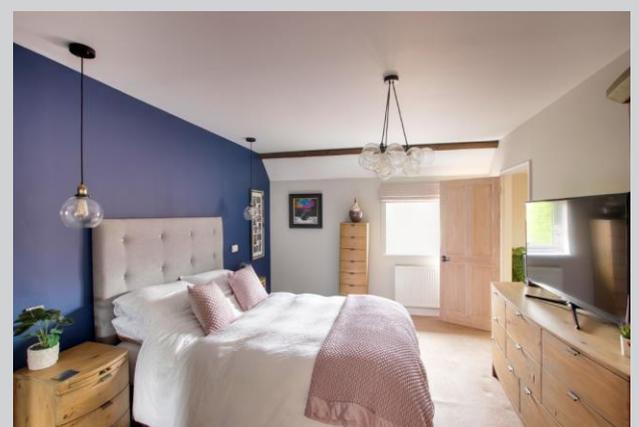
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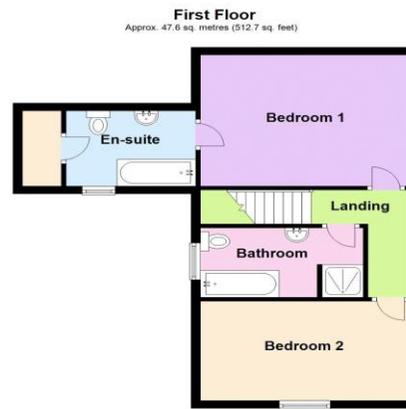
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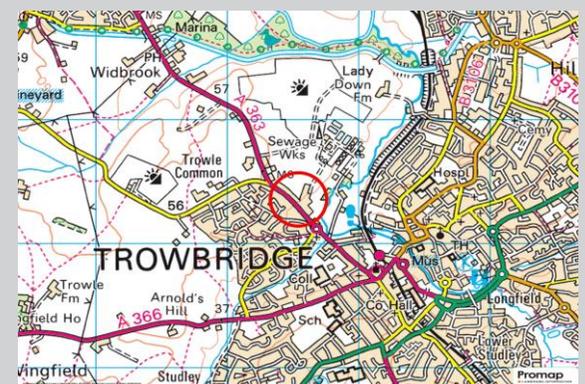
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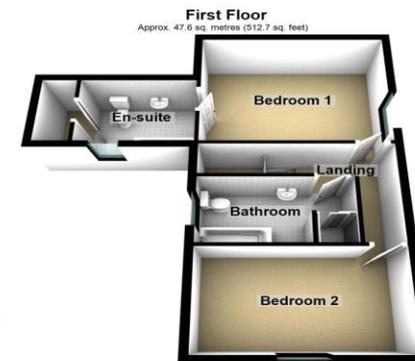
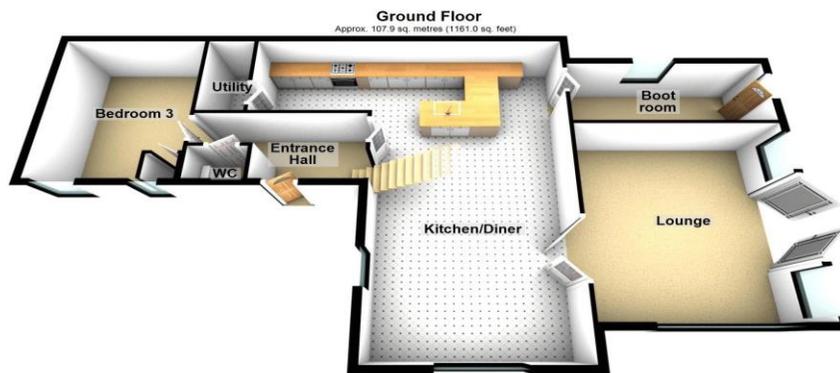
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Total area: approx. 155.5 sq. metres (1673.7 sq. feet)





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