



3 CHURCH FIELD ROAD, COLCHESTER CO6

OFFERS IN EXCESS OF £400,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** SPACIOUS FAMILY HOME **** Nestled within the sought-after Church Field Road in the heart of Coggeshall, this DETACHED family home offers generous living space with ENDLESS POTENTIAL to extend (STPP), and is positioned within close reach of local shops, schools, and village amenities. Boasting THREE well-proportioned bedrooms, TWO spacious reception rooms offering a bright and airy Lounge/Diner, and a generous GARDEN perfect for outdoor entertaining, this property presents the perfect opportunity for growing families or those looking to upsize.

Further benefits include a GARAGE offering scope for conversion, as well as driveway parking. With ample natural light throughout and a peaceful residential setting, this home truly combines COMFORT, PRACTICALITY, and FUTURE POTENTIAL.

Owing to the desirable location, spacious layout, and scope for improvement, early viewing is strongly advised to avoid disappointment.

**** GUIDE PRICE £400,000 - £425,000 ****



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, under stairs storage cupboard, doors to;

Cloakroom

Pedestal hand wash basin, WC, double glazed window to side.

Lounge 16’11” x 11’8” (5.18 x 3.58)

Laminate flooring, double glazed window to front, radiator, access to;

Dining Room 9’1” x 8’5” (2.79 x 2.57)

Laminate flooring, radiator, patio doors to rear, access to;

Kitchen 8’7” x 8’5” (2.64 x 2.57)

Tiled flooring, wall & base units with roll edged work surfaces, stainless steel sink with mixer tap, spaces for cooker, fridge/freezer & washing machine, double glazed window to back, door to side.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, double glazed window to side, doors to;

Bedroom One 13’10” x 10’0” (4.24 x 3.07)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 11’10” x 10’7” (3.63 x 3.23)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 10’0” x 7’8” (3.05 x 2.34)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Tiled flooring, pedestal hand wash basin, bath with shower over, WC, radiator, obscure double glazed window to side.

EXTERIOR

Garden

Fully enclosed garden, commencing with raised decking area, leading down to lawn, side access.

Front

Driveway leading to garage, remainder laid to lawn.

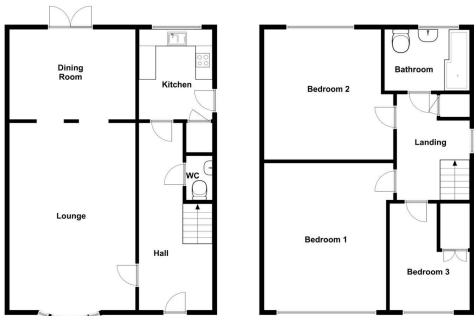
Garage

Single garage with up & over door.

Area Map

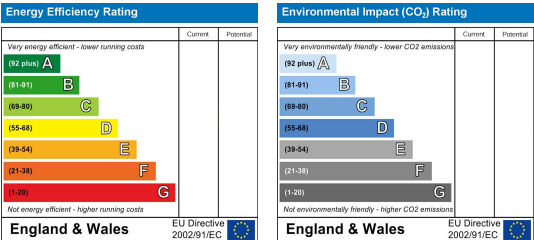


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
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Energy Efficiency Graph



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Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

