



Prentice Place, Coggeshall CO6 1FH

welcome to

Prentice Place, Coggeshall

Immaculately presented detached home. Sitting on a plot of approx 0.25 acre (STS). Four bedrooms, bathroom and en-suite to first floor. Large kitchen/breakfast room, utility room, cloakroom, study and three reception rooms. Large driveway & double garage.



Entrance Hall

Entrance door to front, stairs rising to first floor, built in cupboard, spotlighting, tiled floor and doors into :-

Study

13' 3" max x 11' max (4.04m max x 3.35m max)
Double glazed box bay window to front. Range of fitted matching wall and base cupboards with drawers and desk.

Dining Room

14' 4" x 12' 10" (4.37m x 3.91m)
Double glazed box bay window to front. Double doors leading into kitchen / breakfast room. Door leading into :-

Reception Room

14' 5" x 8' 11" (4.39m x 2.72m)
Double glazed window to front. Wooden flooring and door into boiler room.

Boiler Room

Door leading to rear.

Kitchen / Breakfast Room

14' 6" x 12' 10" (4.42m x 3.91m)
Beautiful large and airy modern kitchen. Double glazed window to rear and door into utility room. Range of modern wall and base units with worksurfaces incorporating sink and drainer unit. Integrated appliances including induction hob, extractor, oven, microwave and dishwasher. Spotlighting and tiled flooring.

Utility Room

7' 1" x 5' 8" (2.16m x 1.73m)
Part-glazed door to rear in garden. Matching wall and base units with worksurface incorporating single stainless steel sink and mixer tap. Space and plumbing for washing machine and dishwasher. Tiled flooring.

Cloakroom

Low level w.c, wash hand basin, tiled flooring, extractor fan and spotlighting.

Sitting Room

21' 4" x 11' 10" (6.50m x 3.61m)
Double glazed French doors to rear with matching side panels to rear and side. Further double glazed window to side. Feature fireplace and spotlighting.

First Floor

Landing

Double glazed window to rear. With doors to :-

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)
Double glazed window to front. Fitted wardrobes with sliding doors. Door into :-

Ensuite

Built in double sized shower cubicle, pedestal wash hand basin, tiled flooring, part -tiled walls and radiator.

Bedroom Two

10' x 14' (3.05m x 4.27m)
Double glazed window to rear and radiator.

Bedroom Three

12' 5" x 13' (3.78m x 3.96m)
Double glazed window to front, fitted wardrobes with sliding doors and radiator.

Bedroom Four

8' 2" x 9' 7" (2.49m x 2.92m)
Double glazed window to front and radiator.

Bathroom

Double glazed window to rear. Panel enclosed bath with shower over and shower screen, pedestal wash hand basin, w.c, extractor fan, spotlighting, part-tiled walls.

Exterior

Double Garage

23' x 17' 1" (7.01m x 5.21m)
With two lots of double doors to front. Window and door to rear.

Front

Block paved driveway to front of property. Further hardstanding driveway to side of house and rear offering private parking for numerous vehicles. Shed.

Rear Garden

Commencing with a block paved patio area leading onto lawned area. Mature trees and shrubs.



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welcome to

Prentice Place, Coggeshall

- Immaculately presented executive style home
- Exclusive cul-de-sac position on a plot of approx 0.25 of an acre (STS)
- Four Bedrooms
- Bathroom, en-suite and downstairs cloakroom
- Large kitchen/breakfast room with utility room

Tenure: Freehold EPC Rating: C

offers in excess of

£875,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105161 - 0006

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