



Myneer Park, Coggeshall CO6 1YU

welcome to

Myneer Park, Coggeshall

Situated on the West side of Coggeshall is this beautifully presented detached four bedroom house with a West facing garden and within walking distance to local school and all amenities.



Entrance Hall

Entered through the front door with the stairs rising to the first floor, a double glazed window to the side and one radiator.

Cloakroom

A half tiled two piece suite comprising a low level W/C, a vanity wash hand basin, one radiator and an obscured double glazed window to the front.

Lounge

14' 4" Into Bay Window x 14' 7" Max (4.37m Into Bay Window x 4.45m Max)

A generous living room with a feature fireplace housing an inset fire, a box bay window to the front with a built in seat and storage. Complete with laminate flooring, one radiator and a set of French doors leading to the kitchen/diner.

Kitchen / Diner

21' 4" x 9' 1" (6.50m x 2.77m)

A modern fitted kitchen with a range of wall and base units with work surfaces incorporating stainless steel sink, drainer unit and adjoining work surfaces with tiled splash backs. Integrated double oven and hob with an extractor hood over. There is space for a fridge/freezer, spotlighting, tiled flooring and a double glazed window to the rear.

The dining area has laminate flooring, one radiator and French doors leading into the conservatory.

Conservatory

9' x 9' (2.74m x 2.74m)

A good sized room with double glazed window surround overlooking the mature garden and a set of French doors leading to the patio. Complete with laminate flooring.

Study

9' 2" x 7' 9" (2.79m x 2.36m)

Situated off the kitchen/diner with one radiator, a double glazed window to front and entrance door to side.

Landing

Providing access to :-

Bedroom One

11' 9" x 9' 4" (3.58m x 2.84m)

A large double bedroom with a double glazed window to the rear overlooking the mature garden and one radiator.

En-Suite Shower Room

A partially tiled three piece suite comprising a low level W/C, a vanity wash hand basin and a shower cubicle. Complete with a heated towel rail, tiled floors and an obscured double glazed window to the side.

Bedroom Two

11' 11" Max x 11' 2" (3.63m Max x 3.40m)

A large double bedroom with two double glazed windows to front and one radiator. Access to the loft which is partially boarded.

Bedroom Three

9' 1" x 9' 11" Into Bay Window (2.77m x 3.02m Into Bay Window)

A double bedroom with a double glazed box bay window front and one radiator.

Bedroom Four

9' 3" x 6' 5" (2.82m x 1.96m)

A large single room with a double glazed window to rear and one radiator.

Family Bathroom

A half tiled three piece suite comprising a low level W/C, a vanity wash hand basin and a 'P' shaped bath with a shower over. Complete with a heated towel rail, tiled flooring and an obscured double glazed window to the side.

Front

Enclosed by picket fencing. Part paved with driveway offering off road parking for one vehicle. Access to covered area leading into side entrance doors into study and utility rooms.

Rear Garden

A large West facing rear garden split into two areas. The main garden includes a lawn area with a variety of shrubs, bushes and a mature protected oak tree. Enclosed by panel fencing with gated access to the secondary drive offering off road parking for another vehicle.

The rear area is part of a protected woodland with a winding path leading to a small stream.

Garage

18' 9" x 7' 9" (5.71m x 2.36m)

With up/over door to front and can be accessed from study, door to the rear and door to the front.

Utility Area In Garage

9' x 5' 8" (2.74m x 1.73m)

With space and plumbing for a washing machine and a tumble dryer.



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welcome to

Myneer Park, Coggeshall

- Detached family home
- Four bedrooms
- Sitting room & study
- Kitchen / diner & utility area
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

£525,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CGS104928 - 0008

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