



Westfield Drive, Coggeshall CO6 1PU

welcome to

Westfield Drive, Coggeshall

Well presented detached family home located a short distance from the local Secondary and Primary schools. Three bedrooms. (two double, one single), downstairs cloakroom and upstairs shower room. Large living room, dining room, kitchen and breakfast room. Conservatory, garage and field views.



Location

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years.

Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256.

Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

Entrance Porch

Front door into. Tiled floor, door to garage.

Entrance Hall

Stairs rising to first floor. Window to side, radiator, airing cupboard, coat cupboard and laminate flooring.

Cloakroom

Window to side. Half tiled, low level w.c, wall mounted wash hand basin and radiator.

Lounge

21' x 10' 1" (6.40m x 3.07m)

Bay window to front. Two radiators, brick mantle, tiled hearth, electric fire and French doors to rear.

Dining Room

11' x 9' 1" (3.35m x 2.77m)

Sliding doors to conservatory and radiator.

Breakfast Room

9' x 8' 1" (2.74m x 2.46m)

Laminate flooring, boiler cupboard, door to side and archway into :-

Kitchen

9' 1" x 9' 1" (2.77m x 2.77m)

single sink unit with mixer tap over, adjoining work surfaces with under cupboards, drawers and base units. Integrated electric hob, double oven and dishwasher. Space for washing machine and fridge/freezer.

Conservatory

10' 1" x 8' 1" (3.07m x 2.46m)

Laminate flooring. double glazed surround. Double patio doors.

First Floor

Landing

Window to side. Access to loft.

Bedroom One

11' x 11' (3.35m x 3.35m)

Window to front and radiator.

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)

Window to rear with garden and field views.

Radiator.

Bedroom Three

10' 1" max x 7' 1" max (3.07m max x 2.16m max)

Window to front. Built in cupboard and radiator.

Shower Room

Fully tiled three piece shower room. With low level w.c, pedestal wash hand basin, heated towel rail and window to side.

Exterior

Rear Garden

Mainly laid to lawn. Mature flower bed borders, paved patio with gated access down both sides. Stunning views.

Garage

14' 1" max x 8' (4.29m max x 2.44m)

Window to side. Electric up/over door. Door into porch.



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Westfield Drive, Coggeshall

- Three bedroom detached house
- Large living room and a dining room
- Kitchen and breakfast room
- Conservatory and well maintained rear garden with field and countryside views
- Garage and off road parking

Tenure: Freehold EPC Rating: D

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105217 - 0002

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