



**Chandlers, Inworth Road, Feering CO5 9SE**





**welcome to**

**Chandlers, Inworth Road, Feering**

Detached four bedroom home located in the popular village of Feering. Bathroom, ensuite and downstairs cloakroom. Three reception rooms, kitchen & utility room. Ample off road parking and workshop/garden office.



## Location

The popular village of Feering is located between Chelmsford & Colchester, off the A12 trunk road and is approximately 5 miles to Witham and 3 miles to Coggeshall.

Feering has the benefit of being within the proximity of the mainline station at Kelvedon, having frequent services to London Liverpool St ( 50 minute journey time). Kelvedon also provides a variety of shops, restaurant, public houses, GP Surgery and Dentist. Major shopping centres at the afore said towns of Colchester & Chelmsford, Braintree Village Outlet and Stanway Tollgate Retail Park. Feering has an excellent primary school, with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

## Entrance Hall

Front door into. Reclaimed Parquet flooring, radiator, stairs rising to first floor. Space for coat cupboard. Window to front.

## Cloakroom

Window to front. Low level w.c, space and plumbing for wash hand basin, radiator and Parquet flooring.

## Lounge

12' 1" x 12' ( 3.68m x 3.66m )

Windows to front and side. Double patio doors. Radiator and modern wood burning stove on a Granite hearth.

## Dining Room

12' 1" x 11' 1" ( 3.68m x 3.38m )

Window to side. Corner set double patio doors x 2. Vaulted ceiling and radiator.

## Snug

11' 1" x 12' max ( 3.38m x 3.66m max )

Windows to front and side. Space for wood burning stove, wooden flooring and radiator.

## Kitchen

10' x 13' 1" ( 3.05m x 3.99m )

Windows to rear and door to side. Single sink, Miele induction hob and extractor and Neff double oven. Space and plumbing for dishwasher and American fridge/freezer.

## Utility Room

5' 1" x 5' 1" ( 1.55m x 1.55m )

Window to front. Wall mounted boiler newly installed. Space and plumbing for washing machine and tumble dryer.

## Lobby

9' 1" x 10' 1" ( 2.77m x 3.07m )

Connecting open plan kitchen, lounge and dining room. Cupboard under stairs.

## First Floor

### Landing

Wooden flooring, access to loft, radiator and Velux window.

### Bedroom One

13' x 11' 1" ( 3.96m x 3.38m )

Floor to ceiling double windows to rear and radiator.

### Ensuite

Window to rear. Low level w.c, pedestal wash hand basin and heated towel rail.

### Bedroom Two

12' max x 9' 1" max ( 3.66m max x 2.77m max )

Windows to front and side. Radiator.

### Bedroom Three

8' 1" max x 8' 1" max ( 2.46m max x 2.46m max )

Windows to front, radiator and single wardrobe.

### Bedroom Four

10' 1" x 9' 1" ( 3.07m x 2.77m )

Window to front., radiator and vaulted ceiling.

## Bathroom

8' 1" x 9' 1" ( 2.46m x 2.77m )

Window to rear. Space and plumbing for four piece family bathroom. Newly installed heating system.

## Exterior

### Workshop / Garden Office

15' 9" x 12' 6" ( 4.80m x 3.81m )

Fully electric wired and Internet. Fully insulated and fully laminated. Double glazed, double doors, two windows to side and window to rear. Fully built to building regs. (exceeds).



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welcome to

## Chandlers Inworth Road, Feering

- Detached four bedroom home
- Bathroom and ensuite shower room
- Kitchen and dining room
- Lounge & snug
- Downstairs cloakroom

Tenure: Freehold EPC Rating: C

guide price

**£600,000**



Please note the marker reflects the postcode not the actual property

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CGS105198 - 0003

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