



**Ivy Grove, Feering CO5 9GH**

**welcome to**

**Ivy Grove, Feering**

Four bedroom detached family home located in the popular village of Feering. Open plan kitchen/ diner and large living room. Ensuite to master and family bathroom. South facing garden, garage and off road parking for two vehicles. 6 1/2 years remaining NHBC.



## 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. Vinyl tiled flooring, radiator, stairs rising to first floor with under stairs storage.

## Cloakroom

Half tiled, low level w.c, wall mounted wash hand basin, radiator and vinyl tiled flooring.

## Lounge

20' x 13' 1" into box bay windows ( 6.10m x 3.99m into box bay windows )

Box bay windows to side with shutters, window to front with shutters and radiator.

## Kitchen/ Diner

20' 1" max x 10' 1" max ( 6.12m max x 3.07m max )

1 1/4 sink with mixer tap over, adjoining wooden work surfaces and tiled splashbacks. Under cupboards, drawers and base units. Integrated appliances include 4 ring gas hob with extractor over, double oven, fridge/freezer and dishwasher. Window to front with shutters and French doors into garden. Radiator and vinyl tiled flooring.

## Utility Room

5' x 5' ( 1.52m x 1.52m )

Work surfaces with tiled splash backs. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Storage cupboard to rear.

## First Floor

### Landing

Gallery style landing. Storage cupboard and access to loft.

### Bedroom One

11' 1" max x 10' 1" max ( 3.38m max x 3.07m max )

Built in triple wardrobe, radiator and window to side.

### Ensuite

Partially tiled. Low level w.c, floating wash hand basin and double shower. Complete with vinyl tiled flooring, radiator and window to side.

### Bedroom Two

11' max x 9' ( 3.35m max x 2.74m )

Double aspect with windows to front and side.

Radiator.

### Bedroom Three

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

Window to rear and radiator.

### Bedroom Four

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

Window to rear and radiator.

### Bathroom

Partially tiled. Low level w.c, flooring wash hand basin, double shower and panel enclosed bath. Complete with vinyl tiled flooring, window to front and heated towel rail.

## Exterior

### Front

Wrap around flower bed borders and lawn. Paved path to front door.

### Rear Garden

Paved patio with shingled border to front and flower bed borders to side and rear. Partially enclosed by fencing and partially walled. Gated access to driveway.

### Garage

Up/over door with power and light connected.



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welcome to

## Ivy Grove, Feering

- Four bedroom detached house
- Open plan kitchen / diner
- Large living room
- Family bathroom and ensuite to master
- South facing garden

Tenure: Freehold EPC Rating: B

offers in excess of

**£500,000**



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Property Ref:  
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