





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 ($6.10m \times 3.99m$ 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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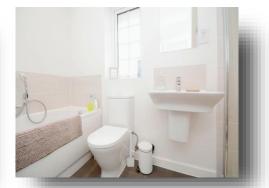
- Four bedroom detached house
- Open plan kitchen / diner
- Large living room
- Family bathroom and ensuite to master
- South facing garden

Tenure: Freehold EPC Rating: B

offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

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