



Thompson Gardens, Coggeshall CO6 1GF

welcome to

Thompson Gardens, Coggeshall

Beautiful detached five-bedroom family home located in the Higgins Homes Coggeshall West development. Accommodation set over three floors and includes, bathroom, en suite, shower room and cloakroom. Kitchen/family room, utility room, living and dining rooms. Off road parking, 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 Hall

Entrance door to front. Storage cupboard. Stairs rising to first floor.

Living Room

18' 11" x 11' 9" (5.77m x 3.58m)
Double glazed window to front and double glazed doors to rear. Feature fireplace. Woodburner.

Family Room / Dining Room

13' 1" x 9' 7" (3.99m x 2.92m)
Window to front and two windows to side.

Cloakroom

Double glazed window to side. Wash hand basin and w.c.

Kitchen / Family Room

18' 2" x 9' 9" (5.54m x 2.97m)
Double glazed window to side and rear. Double doors to rear. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Integrated Bosch appliances including electric oven, induction hob, dishwasher and fridge/freezer. Elica cooker hood.

Utility Room

8' x 6' (2.44m x 1.83m)
Double glazed window to side. Range of fitted units. Bosch washing machine and tumble dryer.

First Floor

Landing

Stairs rising to second floor. Doors to :-

Bedroom One

12' 7" x 11' 9" (3.84m x 3.58m)
Double glazed windows to front and side. Fitted wardrobes. Door into :-

Ensuite

Double glazed window to rear. Shower, w.c and vanity wash hand basin.

Bedroom Four

12' x 10' 9" (3.66m x 3.28m)
Double glazed window to front.

Bedroom Five

8' 7" x 7' 9" (2.62m x 2.36m)
Double glazed window to front.

Bathroom

Double glazed window to rear. Panel-enclosed bath, vanity wash hand basin and w.c. Heated towel rail. Airing cupboard.

Second Floor

Landing

With doors to :-

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)
Double glazed window to front and velux window. Fitted wardrobe.

Bedroom Three

11' 1" x 10' (3.38m x 3.05m)
Double glazed window to front and velux window.

Shower Room

Shower, vanity wash hand basin and w.c.

Exterior

Front

Off road parking for two vehicles.

Large Garage

With power and light connected.

Rear Garden

Paved patio area. Lawned area. Outside tap.

Agents Note

Annual service charge of £243.00 p.a..



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Thompson Gardens, Coggeshall

- Detached
- Five bedrooms
- Bathroom, en suite and shower room
- Living room, dining room & Kitchen / Family Room
- Utility room & cloakroom

Tenure: Freehold EPC Rating: B

offers in excess of

£800,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Please note the marker reflects the postcode not the actual property



Property Ref:
CGS105409 - 0007

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