



Prentice Place, Coggeshall CO6 1FH

welcome to

Prentice Place, Coggeshall

**** Guide Price £850,000 - £875,000**** Immaculately presented detached home. Sitting on a plot of approx 0.25 acre (STS). Four bedrooms, bathroom and en-suite to first floor. Large kitchen/breakfast room, utility room, cloakroom, study and three reception rooms. Large driveway & double garage.



Entrance Hall

Entrance door to front, stairs rising to first floor, built in cupboard, spotlighting, tiled floor and doors into :-

Study

13' 3" max x 11' max (4.04m max x 3.35m max)
Double glazed box bay window to front. Range of fitted matching wall and base cupboards with drawers and desk.

Dining Room

14' 4" x 12' 10" (4.37m x 3.91m)
Double glazed box bay window to front. Double doors leading into kitchen / breakfast room. Door leading into :-

Snug/ Games Room

14' 5" x 8' 11" (4.39m x 2.72m)
Double glazed window to front. Wooden flooring and door into boiler room

Boiler Room

Door leading to rear.

Kitchen / Breakfast Room

14' 6" x 12' 10" (4.42m x 3.91m)
Beautiful large and airy modern kitchen. Double glazed window to rear and door into utility room. Range of modern wall and base units with worksurfaces incorporating sink and drainer unit. Integrated appliances including induction hob, extractor, oven, microwave and dishwasher. Spotlighting and tiled flooring.

Utility Room

7' 1" x 5' 8" (2.16m x 1.73m)
Part-glazed door to rear. Matching wall and base units with worksurface incorporating single stainless steel sink and mixer tap. Space and plumbing for washing machine and tumble dryer. Tiled flooring

Cloakroom

Low level w.c, wash hand basin, tiled flooring, extractor fan and spotlighting

Sitting Room

21' 4" x 11' 10" (6.50m x 3.61m)
Double glazed French doors to rear with matching side panels to rear and side. Further double glazed window to side. Feature fireplace and spotlighting

First Floor

Landing

Double glazed window to rear. With doors to :-

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)
Double glazed window to front. Fitted wardrobes with sliding doors. Door into :-

Ensuite

Built in double sized shower cubicle, pedestal wash hand basin, tiled flooring, part -tiled walls and radiator.

Bedroom Two

10' x 14' (3.05m x 4.27m)
Double glazed window to rear and radiator.

Bedroom Three

12' 5" x 13' (3.78m x 3.96m)
Double glazed window to front, fitted wardrobes with sliding doors and radiator

Bedroom Four

9' 7" x 8' 2" (2.92m x 2.49m)
Double glazed window to front and radiator.

Bathroom

Double glazed window to rear. Panel enclosed bath with shower over and shower screen, pedestal wash hand basin, w.c, extractor fan, spotlighting, part-tiled walls.

Exterior

Front

Block paved driveway to front of property allowing parking for two vehicles. In front of the double gates to the side of the house is further parking for two/three vehicles.

Rear Garden

Commencing with a block paved patio area leading onto lawned area. Mature trees and shrubs. Tarmac driveway to rear offering ample extra parking as well as storage for a caravan or boat. Shed and log cabin.

Double Garage

23' x 17' 1" (7.01m x 5.21m)
With two lots of double doors to front. Window and door to rear.



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welcome to

Prentice Place, Coggeshall

- Immaculately presented executive style home
1711sqft. of accommodation
- Exclusive cul-de-sac position on a plot of approx 0.25
of an acre (STS)
- Four Bedrooms
- Bathroom, en-suite and downstairs cloakroom
- Large kitchen/breakfast room with utility room

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£850,000 - £875,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105541 - 0009

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