



**Kingfisher Way ,Kelvedon CO5 9NS**



**welcome to**

**Kingfisher Way, Kelvedon**

**\*\* GUIDE PRICE £550,000 - £600,000 \*\*** Beautifully presented four bedroom detached family home. Bathroom, ensuite and cloakroom. Lounge & study/playroom. Large modern open plan kitchen/diner with velux windows. Driveway offering ample parking. Double garage.



## Location

The popular village of Kelvedon is situated between Colchester and Chelmsford, off the A12 trunk road and is approximately 4 miles to Witham and 3 Miles to Coggeshall. Kelvedon mainline railway station has frequent services to London Liverpool Street ( 50 minute journey).

From the 1880's Kelvedon has been famous for its seed industry (Kings Seeds).

The high street boasts a wealth of listed buildings as well as shops, public houses, restaurants and amenities. Prested Hall in nearby Feering village is a country hotel, spa and health club.

Kelvedon also has an excellent primary school (St Marys), with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

## Entrance Hall

Entrance door to front with matching double glazed side panels. Stairs rising to first floor with understairs cupboard.

## Cloakroom

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

## Lounge

15' 10" x 12' 8" ( 4.83m x 3.86m )

Double glazed window to front and feature fireplace.

## Study / Playroom

8' 10" x 6' ( 2.69m x 1.83m )

Double glazed window to front.

## Kitchen / Diner

26' x 19' 3" ( 7.92m x 5.87m )

Two double glazed windows to rear. Further double glazed window to rear in the dinning area with French doors to side and three velux windows.

Modern open plan fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Integral oven, hob and extractor over.

Fridge/freezer, dishwasher and washing machine.

## First Floor

### Landing

Doors into :-

### Bedroom One

12' 9" x 12' 9" ( 3.89m x 3.89m )

Double glazed window to front. Door into :-

### En Suite

Double glazed window to side. Shower cubicle, vanity wash hand basin and w.c. Heated towel rail.

### Bedroom Two

12' 4" x 10' 1" ( 3.76m x 3.07m )

Two double glazed windows to front.

### Bedroom Three

10' x 8' 1" ( 3.05m x 2.46m )

Double glazed window to rear.

### Bedroom Four

9' 6" x 9' 5" ( 2.90m x 2.87m )

Double glazed window to rear.

### Bathroom

Double glazed window to rear. Panel enclosed bath, pedestal wash hand basin and w.c.

## Exterior

### Front

Block paved to front of property. Large paved driveway to side of property allowing ample off road parking. Side access gate into rear garden.

### Double Garage

16' 9" x 16' 6" ( 5.11m x 5.03m )

Up/over door to front. Door leading into rear garden.

Power and light connected.

### Rear Garden

Enclosed rear garden commencing with a paved patio area. Lawn and flower borders.



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## Kingfisher Way, Kelvedon

- Detached family home
- Four bedrooms
- Bathroom, ensuite and cloakroom
- Lounge & study/playroom
- Large open plan kitchen/diner

Tenure: Freehold EPC Rating: C

guide price

**£550,000 - £600,000**



Please note the marker reflects the postcode not the actual property

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