



**Heron Road, Kelvedon CO5 9NE**



**welcome to**

## **Heron Road, Kelvedon**

**\*\* GUIDE PRICE £600,000 - £630,000 \*\*** Well presented five bedroom detached family home in the sought after village of Kelvedon. Lounge, study, dining room, cloakroom, kitchen and utility room on the ground floor. First floor bathroom and ensuite. Garage and driveway offering ample off road parking.



## 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

13' 3" x 8' 9" ( 4.04m x 2.67m )

Entrance door to side. Double glazed window to front, Stairs rising to first floor and doors into :-

## Cloakroom

5' 8" x 2' 9" ( 1.73m x 0.84m )

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

## Lounge

20' 2" x 11' 1" ( 6.15m x 3.38m )

Double glazed window to front. Feature fireplace and double doors into :-

## Dining Room

12' 11" x 9' 11" ( 3.94m x 3.02m )

Double glazed window to rear. Double glazed French doors to side.

## Study

10' x 9' 5" ( 3.05m x 2.87m )

Double glazed window to front.

## Kitchen

13' 7" x 10' 4" ( 4.14m x 3.15m )

Double glazed window to rear. Modern fitted kitchen with a range of wall and base units with Granite worksurfaces incorporating sink and drainer. Range oven with extractor over. Intergral fridge/freezer and dishwasher. Spotlighting. Water softener. Door into :-

## Utility Room

9' 7" x 4' 9" ( 2.92m x 1.45m )

Double glazed door to rear. Wall and base units with worksurfaces incorporating a sink. Wall mounted boiler and space for washing machine.

## First Floor

### Landing

9' 10" x 4' 2" ( 3.00m x 1.27m )

With doors to :-

### Bedroom One

12' 9" x 9' 11" ( 3.89m x 3.02m )

Double glazed window to front and built in wardrobes. Door into :-

### Ensuite

Double glazed window to rear. Shower cubicle, wash hand basin and wc.

### Bedroom Two

12' 11" x 10' ( 3.94m x 3.05m )

Double glazed window to rear.

### Bedroom Three

11' 2" x 8' 8" ( 3.40m x 2.64m )

Double glazed window to side.

### Dressing Room/ Bedroom Five

11' 11" x 9' 8" ( 3.63m x 2.95m )

Double glazed window to front and door into :-

### Bedroom Four

9' 4" x 7' 10" ( 2.84m x 2.39m )

Double glazed window to front.

## Bathroom

Double glazed window to rear. Panel enclosed with shower over and shower screen. Vanity wash hand basin and wc.

## Exterior

### Front

Blocked paved driveway to front offering ample off road parking. Lawned area and trees.

### Garage

With up/over door to front. Power and light connected.

### Rear Garden

Enclosed by panel fencing. Commencing with paved patio area leading onto lawned area. Mature flower and shrub borders. Outside lighting.



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## Heron Road, Kelvedon

- Detached family home
- Five bedrooms
- Bathroom, ensuite and cloakroom
- Lounge and study
- Dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£600,000 - £630,000**



Please note the marker reflects the  
postcode not the actual property

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