



**Sherwood Way, Feering CO5 9LG**



**welcome to**

**Sherwood Way, Feering**

**\*\* Guide Price £425,000 - £450,000 \*\*. Immaculately presented detached family home. Three good sized bedrooms and two shower rooms. Lounge, dining room and conservatory. Modern fitted kitchen. Enclosed rear garden. Garage and off road parking.**



## 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 Porch

### Entrance Hall

Entrance door to front with glass side panel. Wood effect herringbone flooring. Stairs rising to first floor, under-stairs storage with space and plumbing for washing machine.

### Cloakroom/Shower Room

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

### Lounge

11' 1" x 10' 10" ( 3.38m x 3.30m )  
Double glazed window to front.

### Kitchen

13' x 8' 1" ( 3.96m x 2.46m )  
Double glazed window to rear and door to side. Modern fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer .Tiled splashbacks. Built in double oven and hob with extractor fan over. Integrated dishwasher. Wood effect herringbone flooring. Open doorway into :-

## Dining Room

11' x 10' 10" ( 3.35m x 3.30m )  
Patio doors into conservatory.

## Conservatory

Windows to three aspects and sliding doors to side. Tiled flooring.

## First Floor

### Landing

Double glazed window to side, airing cupboard and doors to :-

### Bedroom One

11' 1" x 10' 10" ( 3.38m x 3.30m )  
Double glazed window to front and built in wardrobe and storage.

### Bedroom Two

10' 10" x 7' 5" ( 3.30m x 2.26m )  
Double glazed window to rear and built in wardrobe and storage.

### Bedroom Three

10' x 6' 10" ( 3.05m x 2.08m )  
Double glazed window to front.

### Shower Room

7' 10" x 6' 8" ( 2.39m x 2.03m )  
Double glazed window to rear. Modern fitted corner shower cubicle, vanity wash hand basin and w.c. Part-tiled walls and tiled flooring. Spotlighting.

## Exterior

### Front

Driveway to front of garage, path to entrance door and lawned area.

### Garage

15' 7" x 8' 4" ( 4.75m x 2.54m )  
Up/over door to front. Window to side and door to rear into porch.

### Rear Garden

Enclosed by panel fencing. Lawned area. Mature flower and shrub borders.



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## Sherwood Way, Feering

- Detached
- Three good sized bedrooms
- Two shower rooms
- Lounge & dining room
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£425,000 - £450,000**



Please note the marker reflects the postcode not the actual property

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