



**St. Annes Close, Coggeshall CO6 1ST**



**welcome to**

**St. Annes Close, Coggeshall**

**\*\* Guide Price £500,000 - £525,000 \*\*** Detached bungalow sitting on a corner plot in the sought after St Annes Close. Three bedrooms, cloakroom, bathroom and ensuite to master. Lounge, kitchen and dining room/study. Driveway offering ample off road parking and double garage.



## 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 Porch

11' 7" x 4' 3" ( 3.53m x 1.30m )  
Entrance door to front and door into :-

## Hall

With doors to :-

## Cloakroom

6' 2" x 2' 6" ( 1.88m x 0.76m )  
Double glazed window to side, wash hand basin and wc.

## Bathroom

8' 8" x 8' 4" ( 2.64m x 2.54m )  
Double glazed window to side. Panel enclosed bath with shower over and shower screen. Pedestal wash hand basin and heated towel rail.

## Kitchen

23' 1" x 7' 8" ( 7.04m x 2.34m )  
Two double glazed windows to side. Glazed door to side. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in double oven, hob and extractor over. Fridge & Freezer. Space and plumbing for a washing machine. Wood effect flooring and spotlighting.

## Bedroom One

19' 4" x 10' 8" ( 5.89m x 3.25m )  
Double glazed window to rear. Built in wardrobes.  
Door into :-

## Ensuite

7' 8" x 6' 6" ( 2.34m x 1.98m )  
Double glazed window to side. Shower cubicle, pedestal wash hand basin and wc.

## Bedroom Two

11' 7" x 9' 8" ( 3.53m x 2.95m )  
Double glazed window to front.

## Bedroom Three

11' 7" x 6' 9" ( 3.53m x 2.06m )  
Double glazed window to side.

## Lounge

16' 4" x 11' 2" ( 4.98m x 3.40m )  
Double glazed window to rear. Doors into :-

## Dining Room/ Study

15' 8" x 10' 1" ( 4.78m x 3.07m )  
Two double glazed windows to side and patio doors to rear.

## Exterior

### Front

Low brick wall to front. Block paved driveway offering ample off road parking. Lawned area and mature shrubs and hedging.

### Double Garage

Up/over door to front. Power and light connected.

### Rear Garden

Enclosed by panel fencing and hedging. Patio and decking area. Lawn with mature shrubs. Summerhouse and shed.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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## St. Annes Close, Coggeshall

- Detached bungalow
- Corner plot
- Three bedrooms
- Two reception rooms
- Cloakroom, bathroom and ensuite

Tenure: Freehold EPC Rating: A

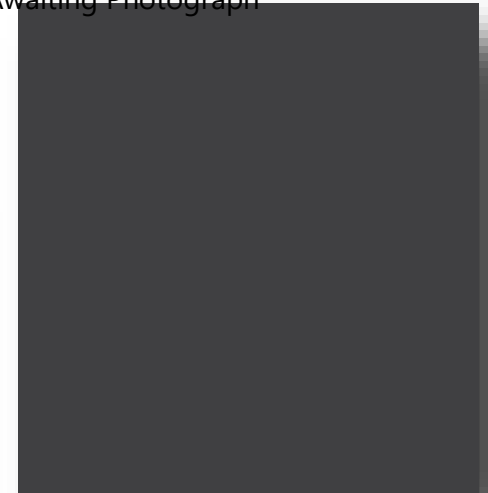
Council Tax Band: E

guide price

**£500,000 - £525,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105495 - 0003

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