



**Poppy Lane, Feering CO5 9GN**

**welcome to**

## **Poppy Lane, Feering**

**\*\* GUIDE PRICE £550,000 - £575,000 \*\*** Immaculately presented four bedroom townhouse located in the sought after village of Feering. Lounge, kitchen, cloakroom and large utility cupboard. Family bathroom and two ensuites. Enclosed rear garden with garden office. Garage and driveway.



## 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 Hall

Entrance door to front. Large utility cupboard housing tumble dryer & washing machine. Boiler fibre optic broadband point RCD unit. Amtico flooring. Stairs rising to first floor.

## Cloakroom

Frosted window to front. Amtico flooring . Wash hand basin, wc and towel rail.

## Lounge

15' 1" x 11' ( 4.60m x 3.35m )  
Double glazed window to front. Radiator. Fitted wooden louvre shutters, Media panel and Amtico flooring.

## Kitchen

20' 3" x 10' 2" ( 6.17m x 3.10m )  
Double glazed window to rear and patio doors. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Double oven, hob and extractor over. Integrated fridge/freezer and dishwasher. Radiator. Fitted wooden louvre shutters & Amtico flooring.

## First Floor

### Landing

#### Bedroom Two

12' x 10' 2" ( 3.66m x 3.10m )  
Double glazed window to rear and radiator. Built in wardrobe. Fitted wooden louvre shutters. Door to :-

#### Ensuite

Double glazed frosted window. Shower, wash hand basin and wc. Radiator.

#### Bedroom Three

11' 2" x 9' ( 3.40m x 2.74m )  
Double glazed window to front and radiator. Fitted wooden louvre shutters.

#### Bedroom Four

11' x 7' 6" ( 3.35m x 2.29m )  
Double glazed window to front. Built in wardrobes and radiator. Fitted wooden louvre shutters.

### Family Bathroom

Double glazed frosted window. Bath with shower attachment & separate shower enclosure. W.C and wash hand basin. Heated towel rail.

## Second Floor

### Top Floor Landing

Cupboard housing heating system / tank. Large walk in storage cupboard.

#### Bedroom One

16' 5" x 12' 11" ( 5.00m x 3.94m )  
Double glazed window to front, radiator and built in wardrobes. Fitted wooden louvre shutters. Door to :-

#### Ensuite

Velux window. Shower, wash hand basin, wc and radiator. Access hatch to lower eves storage.

## Exterior

### Front

Driveway offering off road parking for three vehicles. Preparation point to add EV charging.

### Garage

Up/over door to front with power and light connected. RCD unit for garage and garden / garden office electrics.

### Rear Garden

Commencing with a Indian Sandstone patio area with path leading to a second patio under Pergola. Lawned area. Preparation to add external light on back of house. Hot tub to remain by separate negotiation. External tap, 2 outdoor sealed electric double sockets.

### Garden Office

With power connected.



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## Poppy Lane, Feering

- Townhouse
- Four bedrooms
- Bathroom and two ensembles
- Downstairs cloakroom
- Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

**£550,000 - £575,000**



Please note the marker reflects the  
postcode not the actual property

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