



**Dunelm, Buxton Road, Coggeshall CO6 1QR**



**welcome to**

**Dunelm, Buxton Road, Coggeshall**

**\*\* GUIDE PRICE £500,000 - £550,000 \*\*** Well presented four bedroom detached family home located in the picturesque market town of Coggeshall. Property offers a lounge, dining room, kitchen, downstairs cloakroom and family bathroom. Single garage and driveway with off road parking for three vehicles.



## 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 Hall

9' 5" x 7' 5" ( 2.87m x 2.26m )  
Entrance door to side. Cupboard housing boiler and stairs rising to first floor.

## Cloakroom

Double glazed frosted window to side. Vanity wash hand basin, wc and radiator.

## Lounge

16' 6" x 12' 2" ( 5.03m x 3.71m )  
Double glazed bay window to front with shutters. Gas fire place and radiator. Door into :-

## Dining Room

14' 3" x 9' 2" ( 4.34m x 2.79m )  
Double glazed French doors to rear with matching side panels. Understairs storage and radiator.

## Kitchen

11' 3" x 10' 6" ( 3.43m x 3.20m )  
Double glazed window to rear and door to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Double oven, hob and extractor over. Integral dishwasher and fridge/freezer. Washing machine.

## First Floor

### Landing

Built in storage cupboards.

### Bedroom One

12' 5" x 10' 6" ( 3.78m x 3.20m )  
Double glazed windows to front with shutters. Built in wardrobes and radiator.

### Bedroom Two

11' 8" x 8' 2" ( 3.56m x 2.49m )  
Double glazed window to rear and radiator.

### Bedroom Three

8' 7" x 8' 1" ( 2.62m x 2.46m )  
Double glazed window to rear, radiator and built in cupboard.

### Bedroom Four

8' 2" x 7' 5" ( 2.49m x 2.26m )  
Double glazed window to front with shutters. Built in cupboard and radiator.

## Family Bathroom

Double glazed frosted window to side. Panel enclosed bath with shower over and shower screen. Vanity wash hand basin and wc. White heated towel rail. Fully tiled walls and flooring. Speaker system and blue tooth.

## Exterior

### Front

Lawned area to front. Driveway leading to side of property and offering off road parking for three vehicles.

### Garage

Up/over door to front. Window and door to side leading into rear garden.

### Rear Garden

Enclosed by panel fencing and side access gate. Patio area, lawn with flower and shrub borders.



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## Dunelm Buxton Road, Coggeshall

- Detached
- Four bedrooms
- Lounge & dining room
- Downstairs cloakroom
- Family bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£500,000 - £550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105615 - 0005

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