



Priors Way, Coggeshall CO6 1TW

welcome to

Priors Way, Coggeshall

A rarely available, four bedroom detached house with a self contained ANNEXE located in a courtyard of just five houses and near to Primary and Secondary schools. The property offers versatile accommodation including two reception rooms, four bedrooms, driveway and garden.



Entrance Porch

Entered through the front door with a double glazed door and window to the courtyard garden and provides access to the main house as well as the annexe.

Entrance Hall

Coming off the entrance porch with solid wooden flooring, one radiator, the stairs rising to the first floor and two built in storage cupboards.

Cloakroom

A two piece suite comprising a low level W/C and a vanity wash hand basin. Complete with one radiator and an obscured double glazed window to the side.

Kitchen

14' 3" x 10' 1" into bay (4.34m x 3.07m into bay)
A well appointed and fully fitted kitchen with a range of wall and base units with work surfaces incorporating sink and drainer. Integrated appliances include; a 7 ring Range style gas cooker with an extractor hood over. There is space and plumbing for a washing machine, a dishwasher and a fridge/freezer. Complete with tiled flooring, tiled splash backs, one radiator and a double glazed box bay to the front.

Dining Room

10' x 9' 9" (3.05m x 2.97m)
Solid wood flooring, one radiator, a double glazed window to the rear and opening into :-

Lounge

16' 6" x 14' 3" (5.03m x 4.34m)
Coming off the dining room is a generous, light and airy living room with a gas feature fireplace and surrounding mantelpiece with a marble hearth. Complete with solid wood flooring, one radiator, a double glazed window to the rear and a set of French doors leading to the garden.

Landing

Providing access to the loft, the airing cupboard and :-

Bedroom One

14' 2" max x 10' 10" (4.32m max x 3.30m)
A large double bedroom with built in wardrobes, a double glazed window to front and one radiator.

Ensuite

A modern and fully tiled three piece suite comprising a low level W/C, a vanity wash hand basin and a power shower over. Complete with one radiator and a double glazed window to the side.

Bedroom Two

10' 3" x 9' 8" (3.12m x 2.95m)
A double bedroom with built in double wardrobes, one radiator and a double glazed window to the rear

Bedroom Three

13' 2" max x 7' 5" (4.01m max x 2.26m)
A double bedroom with built in double wardrobes, one radiator and a double glazed window to the rear.

Bedroom Four

10' 1" x 8' (3.07m x 2.44m)
A smaller double bedroom with with built in double wardrobes, one radiator and a double glazed window to the front.

Family Bathroom

A modern and fully tiled three piece suite comprising a low level W/C, a pedestal wash hand basin and a 'P' shaped bath with a power shower over. Complete with one radiator and a double glazed window to the rear.

Annexe

This multi-purpose space has been converted from a B1 (business) workshop into a fully contained living space. The option of converting back for business use will available to anyone looking to bring work back to home.

Main Living Area

13' 10" max x 23' 6" (4.22m max x 7.16m)
A large open plan living space with solid wood flooring throughout, double glazed windows on either side of the room, a door to the front and the stairs leading to the first floor.

Kitchen

9' 1" x 6' 1" (2.77m x 1.85m)
A fully fitted kitchen with a range of wall and base units incorporating sink and drainer unit, partially tiled walls, solid wood flooring and a double glazed window to the rear.

Wet Room

A large wet room comprising a low level W/C, a pedestal wash hand basin and a shower. Complete with an obscured double glazed window to the front

Bedroom

26' 6" x 8' 10" (8.08m x 2.69m)
A large double bedroom with a double glazed window to front and two Velux windows.

Front Garden

A large block paved drive providing parking for at least four cars, single garage and security lighting.

Garage

A large single garage with double wooden doors, lighting, mains power and security lighting to front

Rear Garden

A beautifully presented partially walled and partially fenced garden with a paved patio directly behind the house leading to a lawned area with full and mature plants. To the left hand side of the garden is a block paved courtyard garden which captures the sun all day with access to the front via gate



view this property online williamhbrown.co.uk/Property/CGS105563



welcome to

Priors Way, Coggeshall

- Detached four bedroom house
- One Bedroom Self Contained Annexe
- Excellent Condition Throughout
- No onward chain
- Short walk to local Secondary and Primary schools

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£625,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105563



Property Ref:
CGS105563 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk