



Myneer Park, Coggeshall CO6 1YU

welcome to

Myneer Park, Coggeshall

Well presented four bedroom mid terraced family home located close to local schools. To the ground floor is a sitting room, dining room, kitchen, utility room and cloakroom. Upstairs is a family bathroom and ensuite. Rear garden, garage and off road parking.



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

Entrance door to front. Stairs rising to first floor and doors into :-

Cloakroom

Double glazed window to front. Wash hand basin and wc.

Sitting Room

15' x 14' 8" (4.57m x 4.47m)
Double glazed patio doors into garden. Double glazed window. Two radiators.

Dining Room

10' 11" x 10' (3.33m x 3.05m)
Double glazed bay window to rear. Open access into sitting room. Radiator. Door into :-

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)
Double glazed window to rear. Modern fitted kitchen with a range of wall and base units and worksurfaces incorporating a sink and drainer. Built in double oven, hob and extractor over. Integrated dishwasher and fridge/freezer. Built in cupboard and spotlighting. Open access into :-

Utility Room

7' 7" x 9' 5" (2.31m x 2.87m)
Double glazed window to rear. Range of fitted wall and base units with inset sink and drainer. Space for washing machine. Radiator and door into garage.

First Floor

Landing

Airing cupboard and doors to :-

Bedroom One

11' 3" x 9' 10" (3.43m x 3.00m)
Two double glazed windows to front. Fitted wardrobe and radiator. Door into :-

Ensuite

10' 8" x 6' 8" (3.25m x 2.03m)
Double glazed window to rear. Panel enclose bath with shower over and shower screen. Pesestal wash hand basin and wc. Fully tiled walls and floor. Heated towel rail.

Bedroom Two

11' 8" x 9' 5" (3.56m x 2.87m)
Double glazed window to rear. Built in over stairs cupboard. Radiator.

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m)
Double glazed window to front. Built in cupboard and radiator.

Bedroom Four

9' 4" x 6' 3" (2.84m x 1.91m)
Double glazed window to rear. Built in cupboard and radiator.

Family Bathroom

9' 10" x 6' (3.00m x 1.83m)
Double glazed window to side. Panel enclose bath, vanity wash hand basin, wc and heated towel rail.

Exterior

Garage

Up/over door to front and door into utility room. Power and light connected.

Garden

Accessed by wooden gates. Block paved driveway leading to garage. Patio area leading onto lawned area.



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Myneer Park, Coggeshall

- Mid terraced
- Four bedrooms
- Kitchen and utility room
- Sitting room and dining room
- Bathroom and ensuite

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105644 - 0003

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