



Small World Coggeshall Road, Dedham Colchester CO7 6ET

welcome to

Small World Coggeshall Road, Dedham Colchester

This detached bungalow is situated in the sought-after village of Dedham on the Essex/Suffolk border in the heart of Constable Country. The village offers stunning countryside and river walks, as well as amenities such as a local CO-OP, gift shops, cafes, pubs, restaurants, doctors & primary school.



Early viewing is essential of this rarely available spacious detached bungalow situated in the picturesque village of Dedham, yet within easy reach of Manningtree mainline train station. Ground floor accommodation comprises entrance hall, living room, kitchen & utility room, dining room, two bedrooms, two conservatories and family bathroom. The first floor offers spacious attic area and master bedroom with en suite and dressing room. Externally there is ample off street parking and garage, as well as large mature gardens.

Entrance Door To:

Entrance Hall

Radiator, wood laminate flooring, dado rail, doors to:

Living Room

15' 9" max into bay x 11' 10" (4.80m max into bay x 3.61m)

Upvc double glazed bay window to front, radiator, doors to Conservatory & Kitchen.

Conservatory

13' 4" x 6' (4.06m x 1.83m)

Upvc double glazed windows to three sides and doors to side.

Kitchen & Utility Area

18' 7" max x 9' 8" max (5.66m max x 2.95m max)

Upvc double glazed window to side, upvc double glazed window to rear, upvc double glazed door to side leading to garden, range of matching base and eye level units, work surfaces with inset stainless steel sink and drainer unit, tiled splashback, space for duel fuel Range cooker with extractor hood over, breakfast bar area, spaces for American style fridge/freezer + dishwasher + washing machine, wall mounted gas boiler.

Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)

With sliding patio doors into Conservatory, radiator.

Conservatory

10' 7" x 7' 7" (3.23m x 2.31m)

Upvc double glazed with doors to side leading to garden.

Study

11' 9" max x 9' 9" max (3.58m max x 2.97m max)

Upvc double glazed window to side, stairs to first floor, dado rail, under stairs storage cupboard, radiator.

Bedroom Two

11' 9" max into bay recess x 9' 9" (3.58m max into bay recess x 2.97m)

Upvc double glazed bay window to front, shelving and cupboard, radiator.

Bedroom Three

13' 3" x 7' 6" (4.04m x 2.29m)

Upvc double glazed windows to front and rear, wood laminate flooring, radiator, dado rail.

First Floor Accommodation

Attic Space

12' 9" max x 10' 5" max (3.89m max x 3.17m max)

Velux windows, radiator, carpet, sloping ceiling, door to:

Bedroom One

15' 6" max x 9' 7" max (4.72m max x 2.92m max)

Three velux windows, sloping ceiling, carpet, radiator, door to:

En Suite

Velux window, shower cubicle, low level w.c. and wash hand basin set into vanity unit, tiled walls and floor, large ladder heated towel rail, shaver point, sloping ceiling, extractor fan, eaves storage.

Dressing Room

7' 5" max x 6' max (2.26m max x 1.83m max)

With hanging rails and shelving, sloping ceiling.

Outside

Double gates give access to a large gravel driveway providing off road parking for several cars and giving access to GARAGE with double doors, power and light connected, window and door to rear.

There is a side garden area with shed, greenhouse and patio area.

There is a large mature rear garden which is mainly laid to lawn with shrubs and trees, two sheds and a workshop with power connected, all enclosed by panel fencing. There are LOVELY OPEN VIEWS TO REAR.



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welcome to

Coggeshall Road, Dedham Colchester

- Two Reception Rooms
- Two Conservatories
- Two Ground Floor Bedrooms + Family Bathroom
- Kitchen & Utility Room
- First Floor Master Bedroom With En Suite & Dressing Room
- Ample Parking & Garage
- Large Mature Gardens

Tenure: Freehold EPC Rating: D

Offers in excess of

£550,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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