



St. Peters Road

Coggeshall, Colchester, CO6 1SU

Guide Price £650,000 - £700,000

Homes of Exception by Jackson and Co welcome to the market this imposing four/five-bedroom family home in the sought-after village of Coggeshall. With a square footage of approx. 1700, this property offers a spacious living style to the purchaser, not only does Coggeshall have a range of local shops and amenities it also offers good schooling with The Honeywood Community Science School rated "Good" & St Peter's Church of England Primary School also rated "Good".



Property Features

- FOUR/FIVE BEDROOMS
- DRIVEWAY AND GARAGE
- IMPOSING RESIDENCE
- SPACIOUS FAMILY HOME
- VILLAGE LOCATION
- 7 MINUTE DRIVE TO STATION
- LOCAL SHOPS CLOSE BY
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- SHORT DRIVE TO THE A12

Full Description

AGENTS NOTES

EPC - D

Council Tax - F

ENTRANCE HALL

Stairs to first floor, radiator and doors leading to;

LIVING ROOM

16' 4" x 12' 0" (5m x 3.66m) Double glazed window to front and radiator.

DINING ROOM

14' 6" x 10' 9" (4.44m x 3.28m) radiator and Leading to;

SITTING ROOM

14' 0" x 8' 3" (4.29m x 2.54m) Double glazed doors and windows to rear and radiator.

KITCHEN/BREAKFAST ROOM

15' 10" x 8' 7" (4.85m x 2.62m) Matching base and eye level units, two inset sinks, integrated oven with extractor above, gas hob, radiator, double glazed windows to rear, integrated fridge, dishwasher, two built in storage cupboards, water softener (located in garage) and door to;

UTILITY ROOM

11' 1" x 8' 2" (3.4m x 2.49m) A range of base and eye level units, double glazed window, stable door to garden, stainless steel sink bowl with drainer, space for a washing machine and tumble dryer, door to garage.

WC

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

FIRST FLOOR LANDING

Doors to;

MASTER BEDROOM

13' 8" x 10' 0" (4.17m x 3.07m) Double glazed window to front, built in wardrobes and radiator.

BEDROOM TWO

13' 5" x 10' 11" (4.11m x 3.35m) Double glazed window to rear, built in wardrobes and radiator.



BEDROOM THREE

10' 11" x 10' 7" (3.338m x 3.23m) Double glazed window to front, built in wardrobes and radiator.

BEDROOM FOUR

11' 1" x 10' 4" (3.38m x 3.15m) Double glazed window to rear, wash hand basin and radiator.

BEDROOM FIVE/STUDY

8' 7" x 6' 7" (2.64m x 2.03m) Double glazed window to front and radiator.

BATHROOM

Low level WC, wash hand basin, shower cubicle, double glazed window to rear and a heated towel rail.

OUTSIDE

The property sits in a good position accessed by a long driveway. To the rear you will find a well maintained garden, complete with patio. The garden also is mainly laid to lawn.

GARAGE

Power and lighting.



1.



60 Caelum Drive
Colchester
Essex
CO2 8FP

homesofexception.co.uk
sales@jackson-ps.co.uk
01206 863900

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		