



Grier & Partners

— LAND AND ESTATE AGENTS —

12 CROWNFIELDS, CROWN STREET, DEDHAM,  
COLCHESTER, ESSEX, CO7 6AT  
ASKING PRICE OF £447,500





## INTRODUCTION

This charming, two bedroom semi-detached property in the desired village of Dedham, benefitting from an abundance of living accommodation, ample off-road parking and a beautiful private garden with field views to the rear. The property also benefits from being within walking distance to all village amenities, having the well regarded primary school nearby and a number of rural walks available. We highly recommend a viewing.



### INFORMATION

built originally in the 1920's of brick and block construction under a slate tiled roof, extended to the front and rear over time, UPVC double glazed windows and doors throughout the property, heating is via a gas fired boiler to radiators throughout the property, Electrics via a RCD consumer unit to ample sockets throughout.

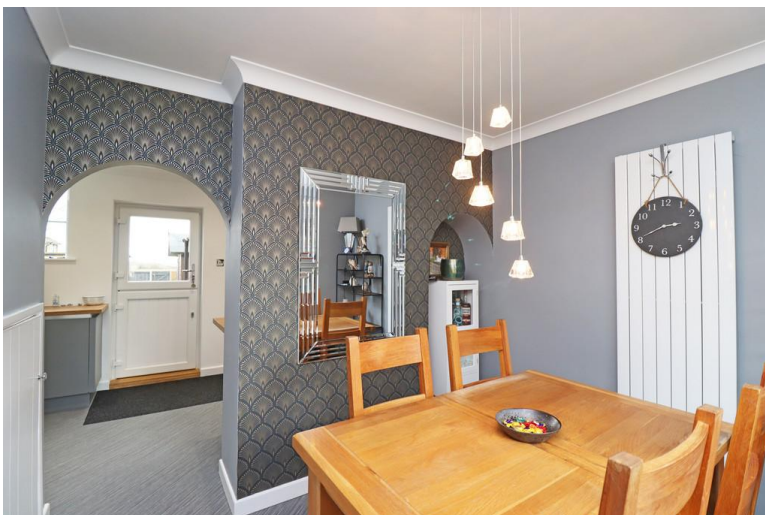
### SERVICES

all mains services are connected to the property. Energy Performance Certificate Rating - D. Council Tax Band - C. Babergh District Council contact number - 0300 123 4000. Broadband and Mobile Data supplied by Ofcom Mobile and Broadband Checker: Broadband - Ultrafast Broadband is available via Openreach and Gigaclear. Mobile Phone Coverage - Limited mobile phone coverage via EE, O2, Three and Vodafone.



### DEDHAM

The splendid village of Dedham with its Georgian High Street and outstanding parish church provides an excellent range of shopping facilities and village primary school. Access to Colchester main line station is some 15 minutes by car or Manningtree which is no more than 10 minutes. Independent schools in Colchester or Ipswich. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside, which is an Area of Outstanding Natural Beauty. A12 links to the M25 and A14 and the regional airport of Stansted in approximately 45 minutes by car.





#### ACCOMMODATION

on the ground floor

#### SITTING ROOM

14' 10" x 11' 09" (4.52m x 3.58m) window to the front and double doors into the rear garden, wall mounted radiators, blocked chimney with feature fireplace

#### DINING ROOM

9' 10" x 8' 07" (3m x 2.62m) window to the front, radiator, downstairs storage, open plan into the:



#### KITCHEN

13' 03" x 12' 08" (4.04m x 3.86m) installed less than a year ago, windows and rear door to the rear garden, radiator, ample floor and wall mounted cupboards, wall mounted electric oven, induction hobs with extractor above, space for dish washer and fridge/ freezer

#### UTILITY ROOM

6' 06" x 5' 01" (1.98m x 1.55m) window to the side, WC, hand wash basin, shelves and full height storage cupboards



#### ON THE FIRST FLOOR:

#### LANDING

7' 09" x 6' 06" (2.36m x 1.98m) window to the rear, radiator, loft access

#### BEDROOM ONE

14' 09" x 10' 10" (4.5m x 3.3m) window to the front and rear, radiators, two built in wardrobes, door into eaves storage currently used as additional wardrobe space

#### BATHROOM

8' 04" x 7' 09" (2.54m x 2.36m) window to the side, radiator, WC, hand wash basin, double size walk in shower, a stylish modern bathroom



#### BEDROOM TWO

10' 00" x 9' 09" (3.05m x 2.97m) window to the side, radiator, ample space for double bed



## OUTSIDE

to the front, the property is accessed from Crown Street via a dropped curb to off-road parking for three cars. The driveway is block paved with four foot high fencing marking the boundary at both sides. There is side access to the rear garden from the right hand side of the property.

To the rear, the property is partially laid to lawn with lots of patio space out from the kitchen/ sitting room doors and at the rear of the garden out from the garden room. An array of plants have been planted in the flower beds running along the fencing to each side with a garden block path connecting the garden room at the rear of the garden to the property. A BBQ area can also be found in the rear garden behind the wooden garden shed providing extra storage. Views over open fields can be seen over the rear fence and if the weather is good you can just see Felixstowe docks in the distance! A hexagonal shaped patio can be found at the end of the garden providing ample space for seating/ outdoor dining areas, accessed from the:



## GARDEN ROOM

21' 02" x 11' 07" (6.45m x 3.53m) a modern building constructed in the last few years, ample sockets dotted around the building, insulation, a great space for a number of uses including an outside office, gym or a great entertaining space

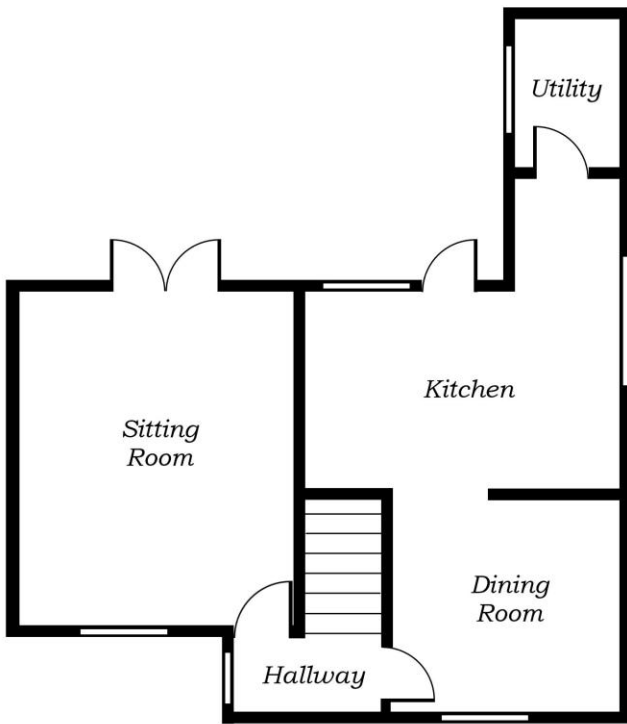




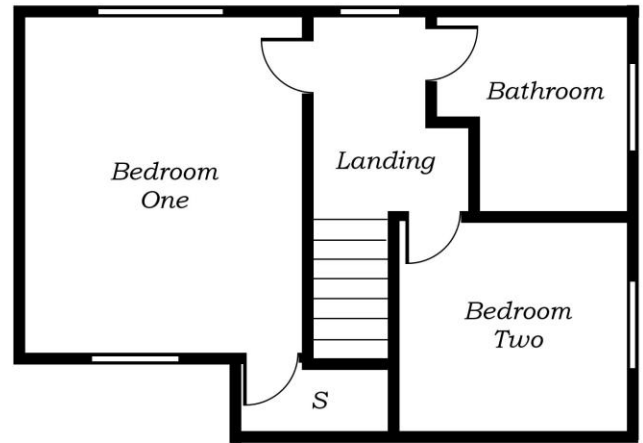


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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		