



9 Prentice Place, Coggeshall, Surrex, Coggeshall, Colchester, Essex, CO6

<sup>1FL</sup>  
Price £850,000

- Four double bedrooms
- Garage and parking
- En Suite and family bathroom
- Viewing highly recommended
- Enclosed rear garden
- Luxury fitted kitchen

# 9 Prentice Place, Surrex, Coggeshall, Colchester CO6

1FH

An opportunity to purchase this large four bedroom detached home on this small sought after development. The property consists of lounge, 2nd living room/study, dining room, fitted kitchen, utility and downstairs cloakroom. To the first floor the master bedroom has an en suite, three further double bedrooms and family bathroom. There is an enclosed rear garden commences with a large patio area, with the remaining lawned with shrub borders leading to a vegetable plot. To the front there is a driveway providing parking leading to a garage which is fitted with light and power. The remaining front garden is laid to lawn with shrub borders. The property should be viewed to appreciate the accommodation that the house offers.



Council Tax Band: F



### Entrance Hall

15'3" x 12'4"

Part glazed door to hallway, wood laminate flooring, under floor heating, storage cupboard and understairs cupboard, stairs to first floor, doors to :-

### Study/2nd Lounge

13'11" x 10'9"

Double glazed box bay window to front aspect, under floor heating

### Fitted Kitchen

14'6" x 12'10"

Double glazed window to rear aspect, range of high gloss base and eye level units, stone worksurfaces, single sink with mixer tap set, built in single oven, microwave, hob and extractor hood. Tiled underfloor heating, dishwasher, fridge/freezer. Door to :-

### Utility Room

7'1" x 5'7"

Double glazed door to rear garden, range of base and eye level units, single sink with mixer tap set, plumbed for washing machine and space for a tumble dryer.

### Dining Room

14'4" x 12'10"

Double glazed box bay window to front aspect, under floor heating, double part glazed doors to kitchen.

### Lounge

21'9" x 12'6"

Double glazed window to side aspect, feature fire place with wood burner, bi-fold doors leading to the rear garden

### Downstairs WC

Low level WC, wash hand basin, tiled underfloor heating

### Stairs and Landing

14'4" x 6'7"

Stairs to first floor, double glazed window to rear aspect, loft hatch, storage cupboard, doors to :-

### Bedroom One

16'9" x 11'11"

Double glazed window to front aspect, built in wardrobes, radiator, door to :-

### En Suite

Low level WC, pedestal wash hand basin, enclosed shower cubicle, radiator, tiled floor to compliment

### Bedroom Two

13'11" x 9'11"

Double glazed window to rear aspect, radiator.

### Bedroom Three

13'2" x 12'7"

Double glazed window to front aspect, built in wardrobes, radiator.

### Bedroom Four

9'7" x 8'2"

Double glazed window to front aspect, radiator.

### Family Bathroom

7'4" x 5'8"

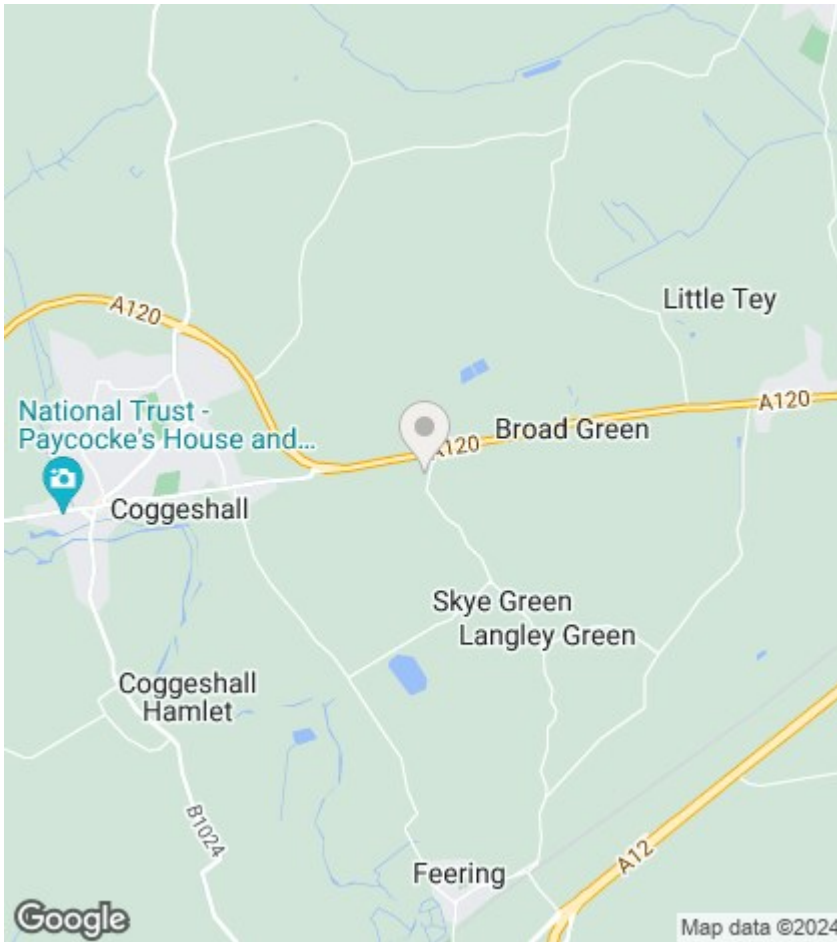
Double glazed window to rear aspect, low level WC, panel bath with rain shower over, shower screen, part tiled walls and tiled floor to compliment, radiator.

### Rear Garden

Enclosed rear garden commencing with patio area, lawned area, raised beds used as vegetable plot, large garden shed. Side pedestrian access leading to :-

### Front

Independent drive allowing parking for several cars leading to single garage with up and over door, light and power connected.



## Directions

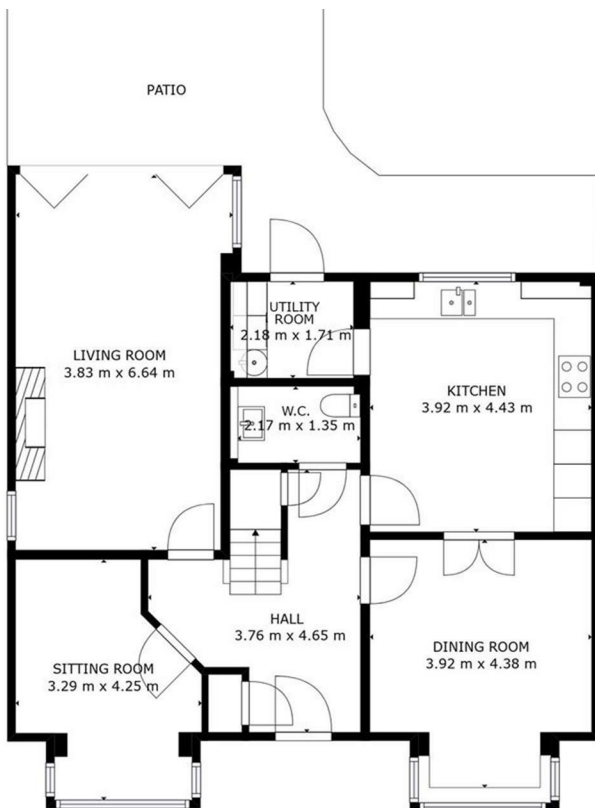
## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

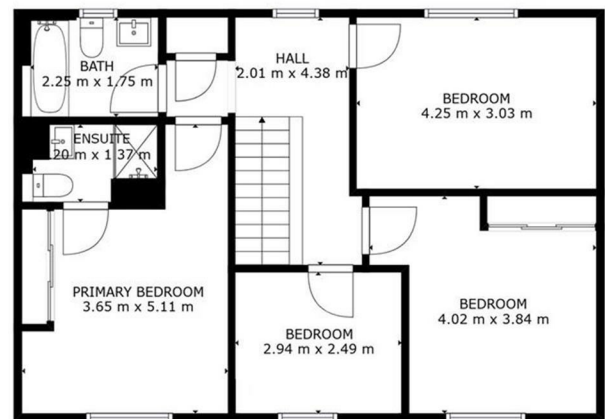
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 95 m<sup>2</sup>, FLOOR 2: 71 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 28 m<sup>2</sup>  
 TOTAL: 166 m<sup>2</sup>

 PHILIP JAMES ESTATES