



## 8 The Greenways, Coggeshall, Colchester, Essex, CO6 1QH

£550,000

- Spacious four bedroom property
- Off road parking
- Immaculate garden
- Viewing advised
- Four bedrooms



## 8 The Greenways, Colchester CO6 1QH

An opportunity to purchase this four bedroom detached property that offers spacious living accommodation including a large kitchen/dining room, lounge and generous bedrooms. There is a wrap around garden and ample off road parking together with a single garage. Viewing is highly recommended



Council Tax Band: C



#### Entrance Porch

6'7" x 3'9"

Composite front door with double glazed window to front aspect, tiled floor, door to :-

#### Hallway

10'6" x 6'9"

Radiator, stair to first floor, doors to :-

#### Lounge

25'10" x 12'7"

Double glazed window to front aspect, feature fireplace with inset fire, inset ceiling lights, French doors to rear garden.

#### Dining Area

14'1" x 11'7"

Double glazed window to front aspect, radiator, open to :-

#### Fitted Kitchen

18'5" x 11'6"

Double glazed window to rear aspect, range of base and eye level units, space for fridge, freezer, washing machine and dishwasher. one and half bowl sink with mixer tap set, work surfaces with matching splash backs, breakfast bar. Tiled floor to compliment, double glazed French doors to rear garden.

#### Downstairs Cloakroom

Low level WC, wash hand basin, storage cupboard, wood panelling to compliment.

#### Stairs and Landing

9'8" x 6'1"

Stairs to first floor, loft hatch, doors to :-

#### Bedroom One

19'9" x 12'6"

Double glazed windows to front and side aspect, wood effect flooring, radiator, inset lighting to compliment, door to :-

#### En Suite

12'6" x 5'9"

Double glazed window to rear aspect, low level WC, panel bath with mixer tap set, wash hand basin and enclosed shower cubicle. Heated towel rail, fully tiled walls and floor to compliment.

#### Bedroom Two

13'11" x 11'9"

Double glazed window to front aspect, radiator.

#### Bedroom Three

11'9" x 11'6"

Double glazed window to rear aspect, radiator.

#### Bedroom Four

9'8" x 7'7"

Double glazed window to front, radiator.

#### Bathroom

7'3" x 5'9"

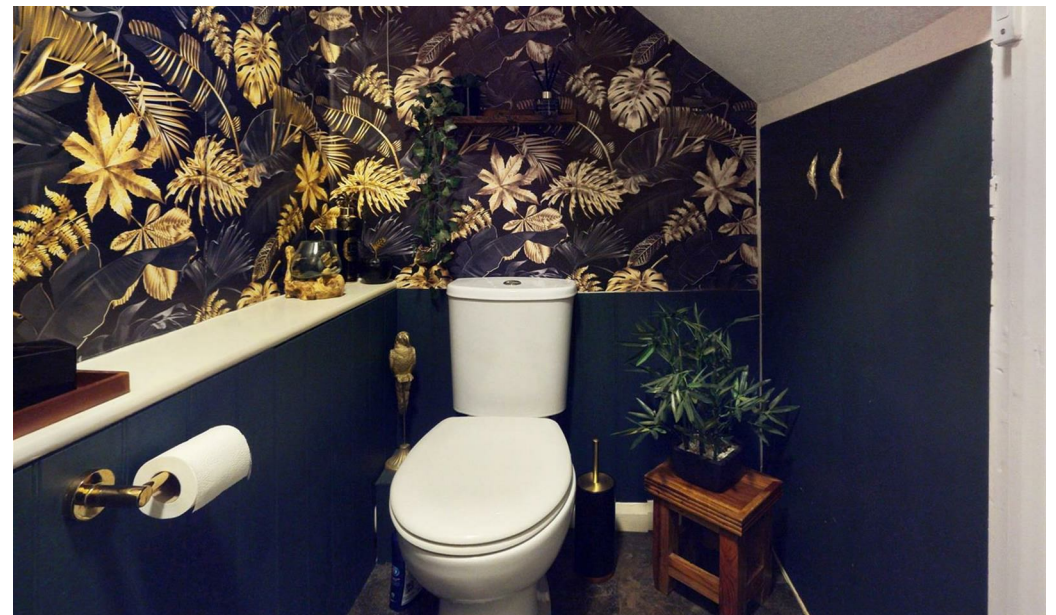
Double glazed window to rear aspect, panel bath with shower over, low level WC, wash hand basin. Fully tiled walls and floor to compliment, heated towel rail.

#### Garden

opening to large patio area with pergola leading to lawned area enclosed by fencing, entrance to rear of garage. Garden office, shed to remain with power and light connected.

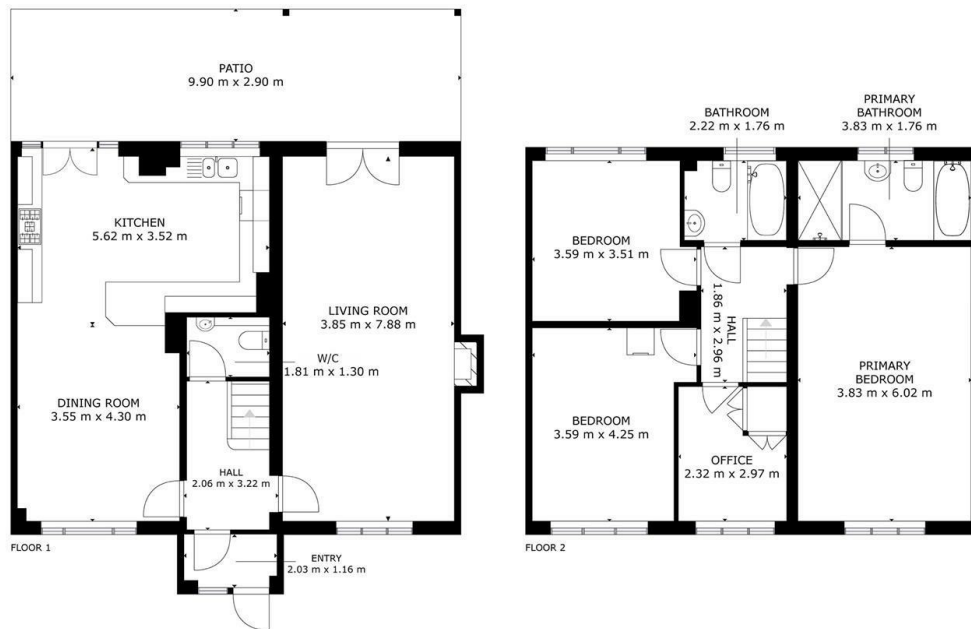
#### Front Garden/Parking/Garage

Off road parking for three cars with remaining front being laid to lawn.  
Sngle garage with up and over door.









GROSS INTERNAL AREA  
FLOOR 1: 81 m<sup>2</sup>, FLOOR 2: 76 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 28 m<sup>2</sup>  
TOTAL: 157 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 