



## Bennachie Buxton Road, Coggeshall, Colchester, Essex, CO6 1QR

£625,000

- Refurbished to an excellent standard
- En Suite and main luxury bathrooms
- Extended
- Off road parking
- Five bedrooms
- Viewing highly recommended

# Bennachie Buxton Road, Colchester CO6 1QR

Viewing is highly recommended on this renovated family home with five bedrooms. The property benefits from having been updated by the current vendors including replacement boiler, extension and completed to a very high standard. The home consists of lounge, kitchen/diner, downstairs cloaks and a further room that can be used as a study or does have the facilities of plumbing to be a utility room. To the first floor there is the master bedroom with luxury En Suite and a further four good sized bedrooms and luxury family bathroom. Enclosed rear garden, brick built outbuilding with power and light connected.



Council Tax Band: D



#### Entrance

Composite front door leading to :-

#### Hallway

15'9" x 6'10"

Radiator, wood effect floorng, inset lighting, doors to :-

#### Lounge

16'9" x 12'4"

Double glazed window to front aspect, wooden flooring, stone fireplace with open grate and stone surround, radiator

#### Kitchen

12'9" x 11'4"

Double glazed window to rear aspect, range of base and eye level units incorporating, fridge, freezer, double oven, gas hob with extractor over and washing machine. Wood effect flooring, inset lighting and tiled splashbacks to compliment, open to :-

#### Dining Room

14'6" x 8'5"

Double glazed Bi-fold doors leading to decked area of garden, wood effect flooring, radiator, storage cupboard.

#### Inner lobby

8'6" x 3'8"

Door to rear of garage and doors to :-

#### Downstairs Cloakroom

5'10" x 3'1"

Double glazed window to side aspect, low level WC, vanity inset hand basin, radiator.

#### Study/Utility Room

9'10" x 7'1"

Double glazed window to rear aspect, radiator, inset lighting, Double galzed half glazed door leading to rear garden. \*\*\*\*This space has been left so that the new owners could either finish as a study or as a utlity room, all the plumbing,soil and electrics are in place for the latter.

#### Stairs and Landing

18'5" x 10'8"

Stairs to first floor, loft hatch, radiator, storage cupboard, doors to :-

#### Bedroom One

14'4" x 11'0"

Double glazed window to frot aspect, radiator, vaulted ceiling, door to :-

#### En Suite

7'8" x 4'8"

Luxury fittings including low level WC, wash hand basin inset to vanity unit, double fully tiled shower unit with large rain shower, heated towel rail, wood effect flooring and inset lighting to compliment.

#### Bedroom Two

12'5" x 10'4"

Double glazed window to front aspect, radiator, buit in wardrobe,

#### Bedroom Three

11'11" x 8'3"

Double glazed window to front aspect, radiator

#### Bedroom Four

12'1" x 8'2"

Double glazed window to rear asepect, radiator

#### Bedroom Five

8'8" x 8'2"

Double glazed window to rear aspect, radiator

#### Family Bathroom

12'6" x11'0"

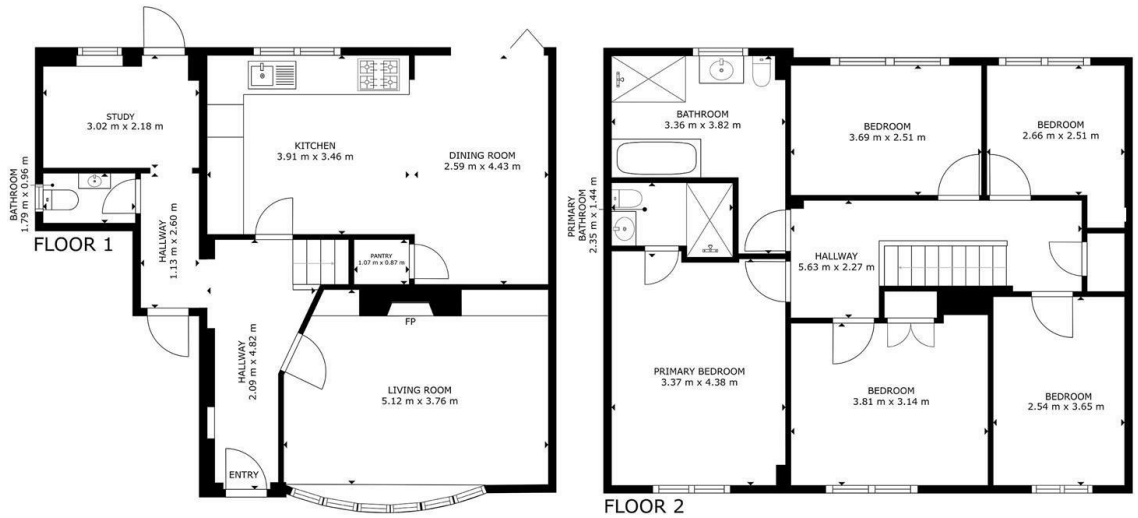
Double glazed window to rear aspect, low level WC, wash hand baisn, panel bath with tiled splashback. Double fully tiled shower with rain shower head, wood effect flooring and inset lighting to compliment

#### Rear Garden

Commenciing with decked area, lawned area and separate block paved area leading to the brick built storage with light and power connected.

#### Front

Block paved front garden providing access to garage with electric up and over door. There is ample room for three cars to park on the block paving.



GROSS INTERNAL AREA  
 FLOOR 1: 68 m<sup>2</sup>, FLOOR 2: 81 m<sup>2</sup>  
 TOTAL: 149 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



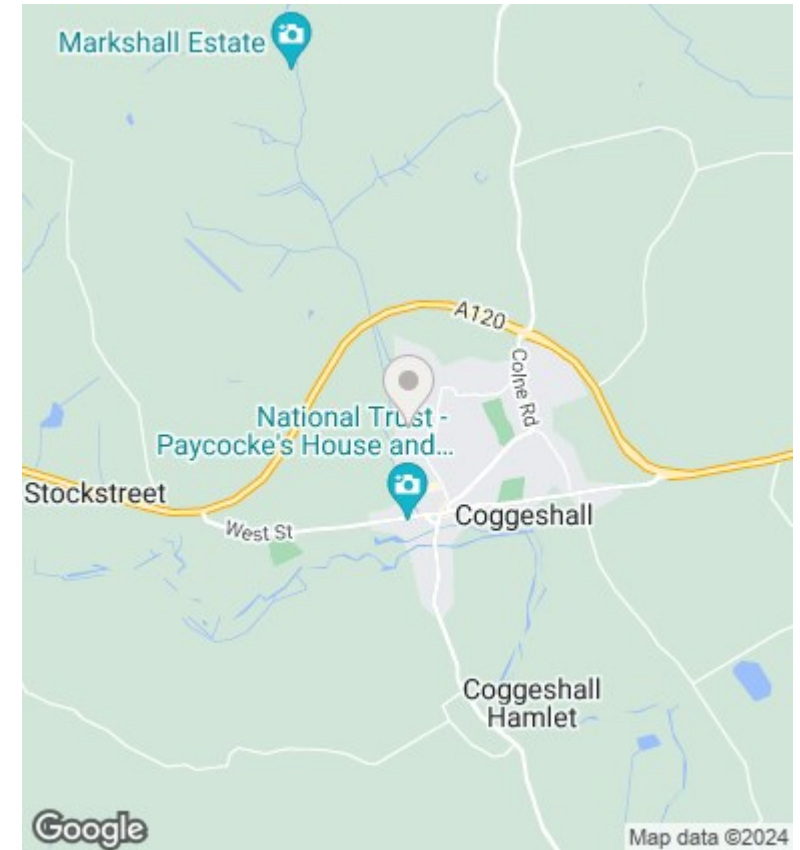
## Directions

## Viewings

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

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	