



24 Old Road, Coggeshall, Coggeshall Colchester, Essex, CO6 1RS

Offers In Excess Of £650,000

- Gardeners delight sitting on approx 1/3 of an Acre
- Oil fired central heating
- Country views
- Two ensuites and a family bathroom
- Viewing highly recommended
- Spacious living accommodation
- Ample parking
- Four double bedrooms
- Luxury kitchen
- Fully boarded loft

24 Old Road, Coggeshall Colchester CO6 1RS

A gardeners delight this four bedroom semi detached house with countryside views situated on approx 1/3 or an acre. The property has spacious ground floor living with four double bedrooms, two with En Suites and a family bathroom. Large gardens to front, side and rear, ample parking for 6 cars. Viewing is highly recommended to avoid disappointment.

Situated on quiet road with bridle path opposite property, at the end of the road there is a bus stop giving access to both Colchester, Braintree and Stansted. A short walk to Coggeshall centre which boasts local shops, public houses and restaurants. Coggeshall has doctors, pharmacy and nursery through to secondary schools.



Council Tax Band: C



Entrance Hall

17'7" x 12'1"

Part glazed composite front door with glazed side panels leading to hallway, two storage cupboards, radiator, stairs to first floor, doors to :-

Lounge

27'11" x 15'2"

Glazed double doors, double glazed window to front aspect, wood burner, two radiators, inset lighting to compliment. Double glazed French doors with glazed side panels leading to rear garden. Glazed double doors leading to :-

Dining Room

12'9" x 10'1"

Double glazed French doors to rear garden, radiator, part tiled walls, tiled flooring and inset lighting to compliment, open to :-

Kitchen

15'10" x 12'2"

Double glazed windows to the rear and side aspects, radiator, range of base and eye level units incorporating dishwasher, double oven, hob, extractor and wine cooler. Space for American style fridge/freezer. One and half bowl sink with mixer tap set and waste disposal unit, centre island providing further storage and room for bar stools, tv point, tiled floor, part tiled walls and inset lighting to compliment. Door to :-

Utility Room

8'5" x 8'5"

Double glazed window to front aspect, base and eye level units incorporating a butler sink, further single oven, space for washing machine, and tumble dryer, tiled floor, part tiled walls and inset lighting to compliment. Part glazed composite door leading to garden.

Study

8'9" x 8'5"

Part glazed door leading to study, double glazed window to front aspect, wood effect flooring, tv point, radiator.

Downstairs Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin inset to vanity unit, radiator, tiled splashback and tiled floor to compliment.

Stairs and Landing

16'2" x 8'8"

Oak ballustrade stairs leading to galleried landing, double glazed window to rear aspect, radiator, loft hatch with intergrated loft ladder providing access to fully boarded and lined loft space. doors to :

Bedroom One

17'1" x 9'8"

Double glazed windows to front and rear aspect, wood effect flooring and inset lighting to compliment. Built in wardrobes, radiator, door to :-

En Suite

7'8" x 4'0"

Double glazed window to rear aspect, enclosed fully tiled shower unit with rain head shower, low level WC, wash hand basin inset to vanit unit, heated towel rail, tiled floor, part tiled walls and inset lighting to compliment

Bedroom Two

11'11" x 10'5"

Double glazed window to rear and side aspects, built in wardrobes, radiator, wood effect flooring, door leading to Jack and Jill bathroom

Bathroom

12'0" x 5'10"

This can be used from bedroom two as Jack and Jill bathroom. Double glazed window to rear aspect, low level WC, pedestal wash hand basin, panel bath and fully tiled separate shower cubicle. Wood effect flooring, heated towel rail, part tiled walls to compliment.

Bedroom Three

11'11" x 10'5"

Double glazed windows to front and side aspects, fitted wardrobes, wood effect flooring, radiator, door to :-

En Suite

5'9" x 6'2"

Fully tiled shower cubicle, low level WC, wash hand basin, heated towel rail. Tiled floor, part tiled walls and inset lighting to compliment

Bedroom Four

16'0" x 8'1"

Double glazed window to front aspect, wood effect flooring, radiator, built in cupboard.

Rear Garden

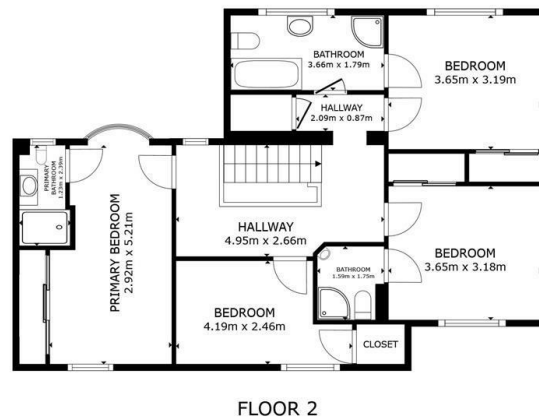
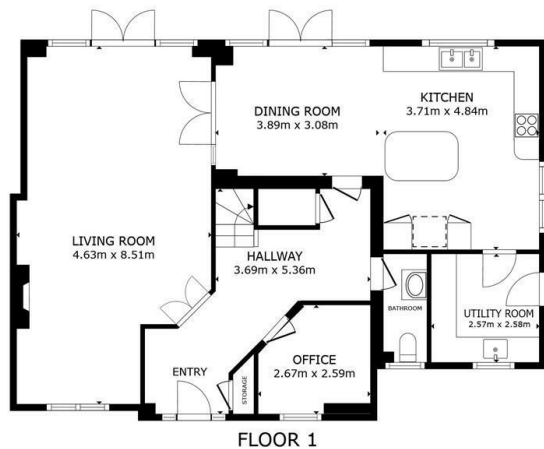
The garden commences with a large patio area, large lawned area wraps to the rear and side of the house providing superb space and views. There are two garden sheds, summer house with power and light connected , many mature shrubs and flower beds.

Front Garden and Parking

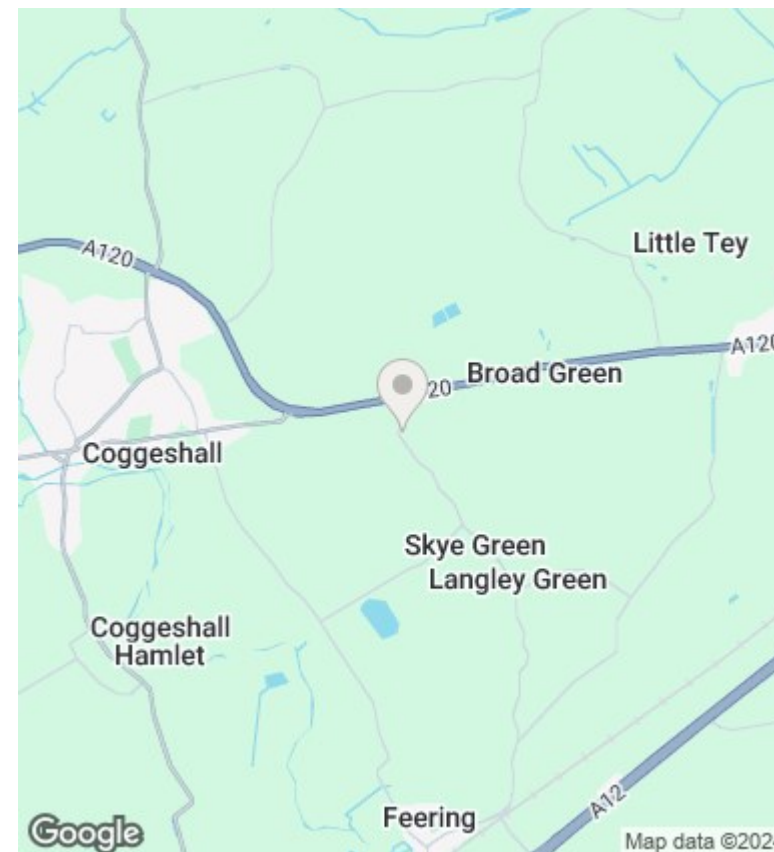
The property is enclosed with picket fencing, large driveway providing parking for at least 6 cars. Outside lights, sockets and both cold and hot water taps. Side access to the proeprty is also to the left.







GROSS INTERNAL AREA
 FLOOR 1 101.9 m² FLOOR 2 84.7 m²
 TOTAL : 186.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	67	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	