



19 Humphreys Drive, Coggeshall, Colchester, Essex, CO6 1GD

Price £595,000

- Spacious four bedroom family home
- Parking for three cars
- Integral white goods
- Cul de Sac position
- High speed internet/ethernet to office
- Viewing highly recommended
- Several upgrades by current vendors

19 Humphreys Drive, Colchester CO6 1GD

A rare opportunity to purchase this immaculate family home in cul de sac position overlooking country views. The property has had several upgrades by the current vendors in that they have converted part of the garage to provide a full office with light, power and internet connected. The home has good sized living accommodation with lounge, kitchen/diner and downstairs cloakroom. To the first floor there are four double bedrooms with the master having an En Suite and family bathroom to service the remaining bedrooms. Enclosed rear garden, front garden, driveway for three cars, viewing is highly recommended to avoid disappointment.



Council Tax Band: F



Entrance Hall

14'4" x 6'4"

Composite front door leading to hallway, double glazed to side aspect, wood flooring, radiator, stairs to first floor, door to :-

Lounge

17'7" x 10'11"

Double glazed window to front aspect, shutters to remain, wood flooring, inset spot lights to compliment, radiator, tv point, double doors leading to :-

Dining Area

13'3" x 8'3"

Double glazed French doors to rear garden, wood flooring, radiator, open to :-

Kitchen

12'5" x 8'11"

Double glazed window to rear aspect, range of base and eye level units, sink stainless steel sink with mixer tap set. Intergrated, washing machine, dishwasher, fridge/freezer, electric oven, microwave, hob and extractor over. work surfaces and splash backs and inset lighting to compliment.

Downstairs Cloakroom

6'4" x 3'5"

Low level WC, wash hand inset to vanity unit, radiator, wood flooring.

Stairs and Landing

13'1" x 9'8"

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

Bedroom One

12'1" x 10'11"

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

En Suite

10'8" x 5'10"

Double glazed window to rear aspect, low level WC, wash hand basin inset to vanity unit, enclosed double shower cubicle. Heated towel rail, tiled floor, part tiled walls and inset lighting to comp;iment.

Bedroom Two

12'10" x 10'9"

Double glazed window to front aspect, radiator, built in triple wardrobe.

Bedroom Three

15'3" x 8'8"

Double glazed window to rear aspect, radiator.

Bedroom Four

9'4" x 8'6"

Double glazed window to rear aspect, radiator.

Rear Garden

Enclosed rear garden mainly laid to lawn, power and water connected, side gate leading to side access.

Garage and Office

The current vendors have converted part of the garage to provide an office, There is internet connect, power and light. The garage/office has a boarded loft with ladder access for storage.

Driveway

Private driveway providing parking for three cars.



Directions

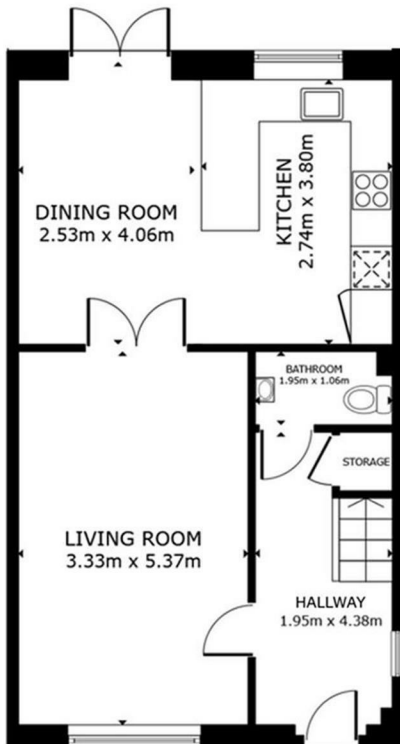
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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	



GROSS INTERNAL AREA
 FLOOR 1 51.7 m² FLOOR 2 72.3 m²
 EXCLUDED AREAS : STORAGE 14.4 m² PATIO 62.3 m²
 TOTAL : 124.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

