



21 Grange Hill, Coggeshall, Colchester, Essex, CO6 1RE

£715,000

- Large three bedroom detached
- Double garage and parking
- En suite to master bedroom
- Viewing highly recommended
- Large gardens

21 Grange Hill, Colchester CO6 1RE

An opportunity to purchase this three bedroom detached family home close to the centre of Coggeshall. The property enjoys to the ground floor a spacious entrance hall, lounge, dining room, conservatory, kitchen and cloakroom to the ground floor. To the first floor there are three double bedrooms each with fitted wardrobes, and the master having an ensuite and family bathroom. Enclosed large rear garden with mature shrubs and laid to lawn with patio areas. The front has an independent driveway leading to a double garage with parking for several vehicles with the remaining garden laid to lawn.



Council Tax Band: E



Entrance Hall

Large entrance hall via composite front door, double glazed leaded light window panel to side, radiator, stairs to first floor, doors to :-

Lounge

14'0" x 12'4"

Double glazed windows to front and side aspect, feature fireplace, radiator, open to :-

Dining Room

12'4" x 12'3"

Double glazed window to side aspect, radiator, double glazed patio doors leading to :-

Conservatory

12'8" x 11'4"

Half brick, half double glazed windows, tiled floor, insulated roof, French doors leading to garden.

Kitchen

16'0" x 8'11"

Double glazed window to rear aspect, range of base and eye level units. double electric oven, hob and extractor, plumber for washing machine and space for a fridge/freezer. One and half bowl sink with mixer tap set, radiator, boiler, breakfast bar. Tiled floor and inset spot lights to compliment, double glazed door providing access to rear garden.

Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin, heated towel rail.

Stairs and Landing

Stairs rising to first floor, double glazed window to front and side aspects, radiator, doors to :-

Bedroom One

13'11" x 12'4"

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

En Suite

Double glazed window to front aspect, enclosed shower unit, low level WC, wash hand basin, heated towel rail, fully tiled walls and floor to compliment.

Bedroom Two

12'6" x 12'4"

Double glazed window to rear aspect, built in wardrobes, storage cupboard, radiator.

Bedroom Three

10'1" x 9'1"

Double glazed window to rear aspect, built in wardrobe, storage cupboard, radiator.

Bathroom

Double glazed window to rear aspect, low level WC, panel bath, wash hand basin, heated towel rail, tiled walls to compliment

Front Garden

Independent driveway providing ample parking for several cars, remaining laid to lawn with shrub borders, leading to :-

Double Garage

20'2" x 15'9"

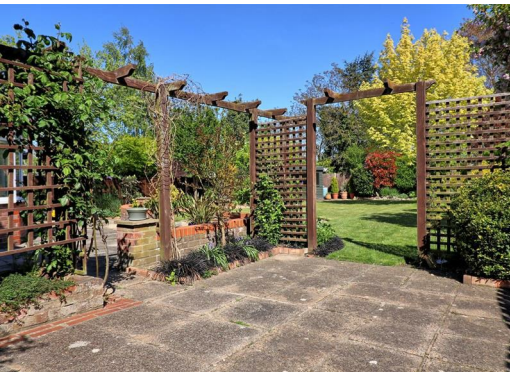
Double garage with up and over door, light and power connected, door providing access to rear garden.

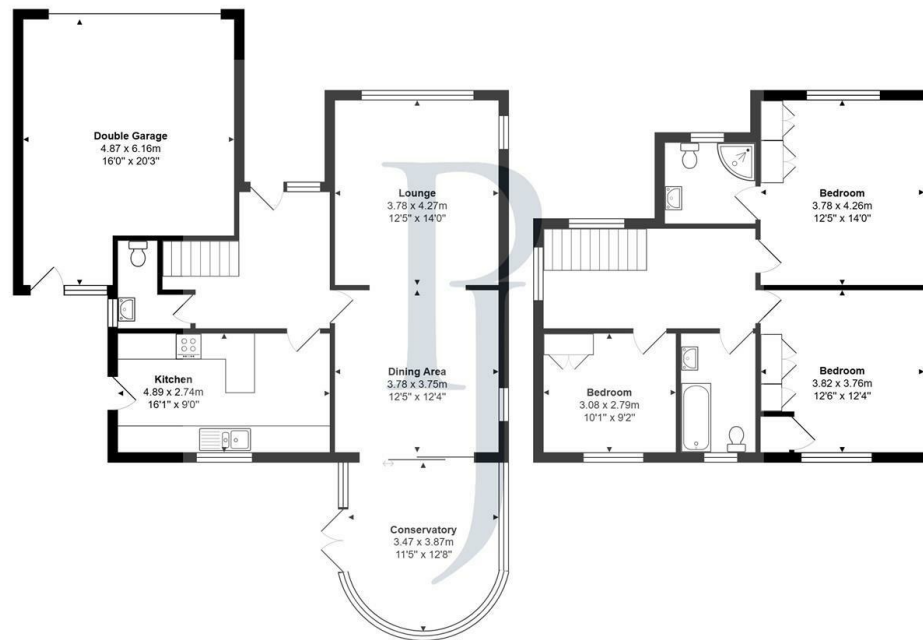
Rear Garden

Large enclosed rear garden with patio areas, mature shrub border and te

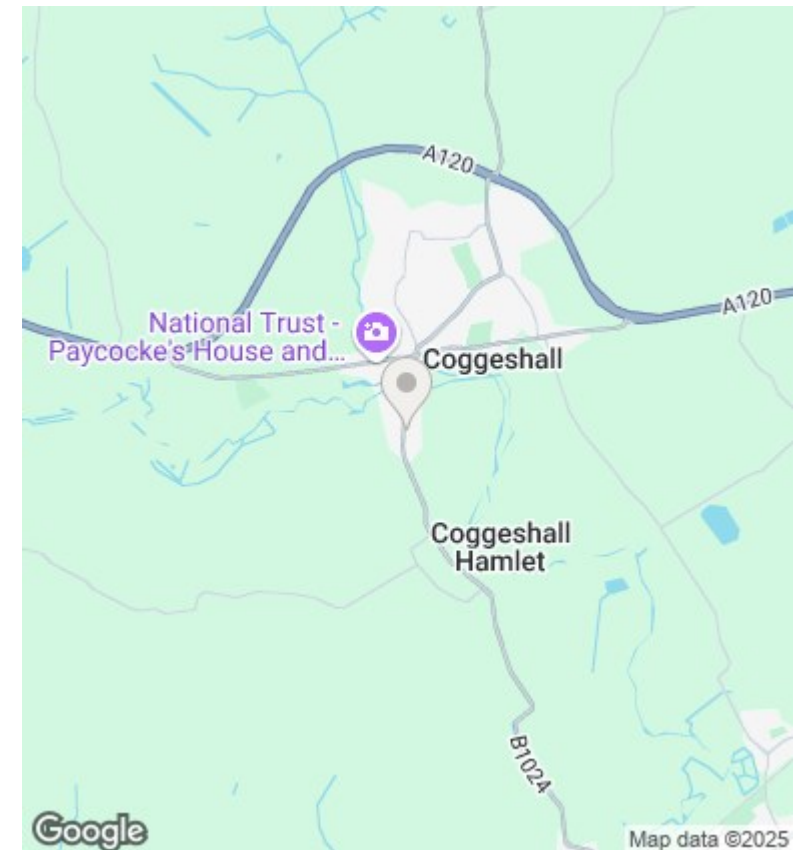
remaining laid to lawn. There is a large summer house which will remain.
side access.







Total Area: 131.7 m² ... 1418 ft² (excluding double garage)
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	64	
(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		