



27 Wisdoms Green, Coggeshall, Coggeshall, Essex, CO6 1SG

Guide Price £500,000

- No Chain
- Good sized family accommodation
- Viewing advised
- Four bedrooms
- Parking and garage
- Two bathrooms
- Enclosed rear garden

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Philip James Estates are pleased to offer for sale this family four bedroom detached home in cul de sac position. The property has been maintained to a good standard also offering the potential to extend STP. Four bedrooms, two bathrooms, lounge/diner and fitted kitchen. Enclosed rear garden, parking and garage, the garage has been converted to be able to use as an office or gym but could be reinstated to a garage fully if required.



Council Tax Band: E



Entrance Door

Entrance door leading to :-

Hallway

Double glazed window to side aspect, radiator, wood effect flooring, stairs rising to first floor. Doors to :-

Lounge Area

17'7" x 12'8"

Double glazed box bay window to first floor with electric blinds , radiator, inbuilt storage units, inset spot lighting to compliment.

Dining Area

10'9" x 9'4"

Double glazed window to rear aspect, radiator, door to :-

Fitted Kitchen

10'8" x 9'8"

double glazed window to rear aspect, range of base and eye level units with space for cooker, dishwasher and fridge. single sink with mixer tap set, extractor hood, tiled splashback with matching work surfaces. Wood effect flooring, gas combi boiler, double glazed door leading to rear garden.

Downstairs Cloakroom

Low level WC, wash hand basin inset to vanity unit, tiled splashback, wood effect flooring, radiator.

Stairs and Landing

Double glazed window to side aspect, doors to :-

Bedroom One

19'7" x 9'8"

Two double glazed windows to front aspect, two double glazed window to side aspects, built in wardrobes, electric roller blinds to all windows, two radiators, over stairs cupboard. Door to :-

En Suite

Double glazed window to side aspect, low level wall hung WC, enclosed shower cubicle, wash hand basin inset to vanity unit heated towel rail. Fully tiled and inset spot lights to compliment.

Bedroom Two

15'8" x 9'1"

Two double glazed windows to rear and front aspects, built in wardrobes, two radiators

Bedroom Three

9'9" x 9'7"

Double glazed window to rear aspect, radiator

Bedroom Four

9'7" x 6'9"

Double glazed to rear aspect, radiator

Family Bathroom

Low level WC and wash hand basin inbuilt to vanity unit. Panel bath with shower mixer tap set, shower screen, fully tiled and inset spot lights to compliment

Rear Garden

Enclosed rear garden with side access. laid mainly to lawn with patio area. access :-

Office/Gym

Converted from part of the garage with power and light connected.

Garage

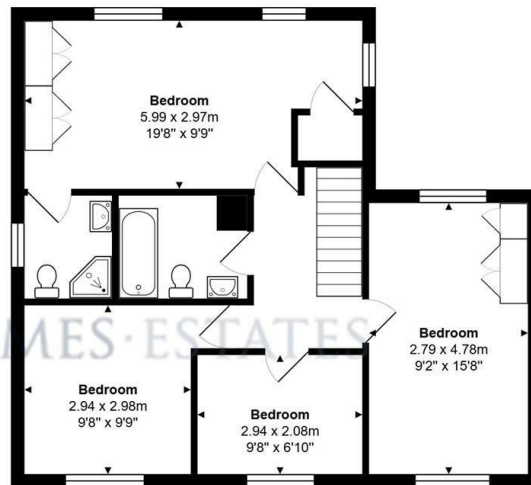
Garage accessible from driveway, (front section only) up and over door, power and light connected.

Driveway

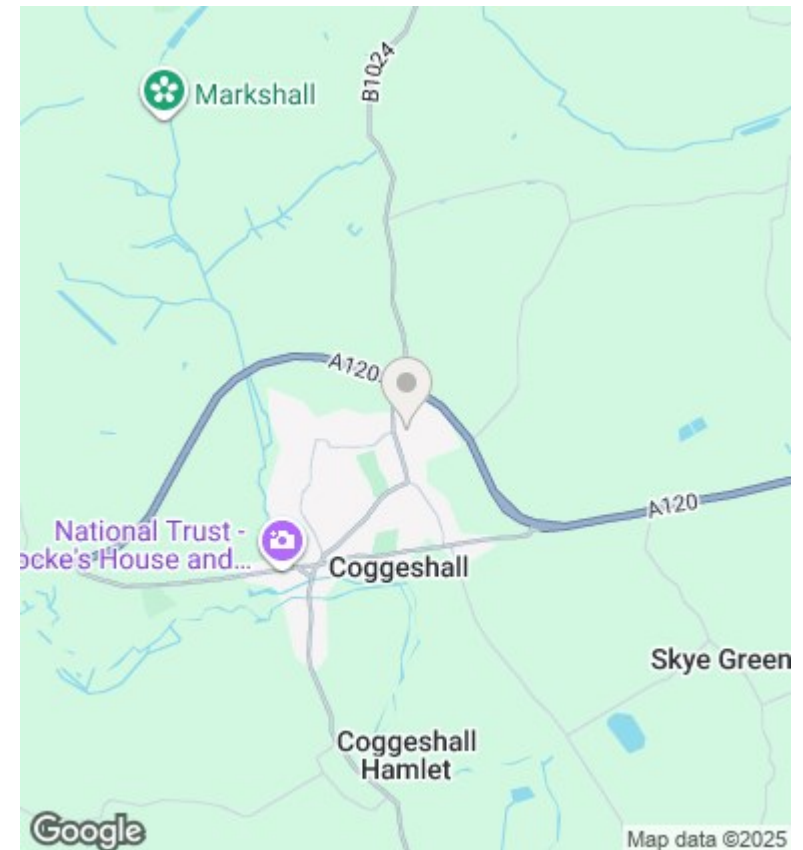
Providing parking for two cars.







Total Area: 134.1 m² ... 1443 ft² (excluding store)
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
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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		
(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 