



13 Grange Hill, Coggeshall, Coggeshall Colchester, Essex, CO6 1RA

£825,000

- Viewing is highly recommended
- Immaculate condition
- Double garage and parking
- Front and rear gardens
- Four double bedrooms
- Study

13 Grange Hill, Coggeshall Colchester CO6 1RA

Philip James Estates are pleased to offer for sale this stunning four bedroom detached family home in sought after position in Coggeshall. The property consists of lounge, kitchen/diner, conservatory, study, downstairs cloakroom and utility to the ground floor. To the first floor there are four double bedrooms with the master having an ensuite and a family bathroom. Enclosed front and rear gardens, patio areas, double garage and further parking. The property should be viewed to appreciate the condition of the property.



Council Tax Band: F



Front Garden

The property is approached via impressive private front garden which has been landscaped to give lovely kerb appeal. The garden is screened by hedging and personal gate.

Entrance Hall

Composite front door part glazed leading to hallway, oak wood flooring, stairs to first floor, radiator, doors to :-

Lounge

17'3" x 12'2"

Sash bay double glazed window to front aspect, two radiators, oak wood flooring, wood burner inset to fireplace., double doors leading to :-

Kitchen/Diner

22'9" x 11'1"

Double glazed window to rear aspect, oak wood flooring to dining area and tiled floor to the kitchen area, radiator and underfloor heating to the kitchen. Range of base and eye level units with integral dishwasher, range master cooker and extractor over. Built in fridge/freezer, single bowl sink with mixer tap set. Double glazed French doors to :-

Conservatory

10'3" x 9'4"

Double glazed with French doors to the side aspect, tiled underfloor heating to compliment

Utility Room

11'1" x 5'0"

Double glazed window to the side aspect, built in units to match the fitted kitchen, radiator, plumbed for washing machine, single sink with mixer tap set. Composite stable door leading to rear garden

Study

11'8" x 7'7"

Double glazed sash window to front aspect, oak wood flooring, radiator.

Downstairs Cloakroom

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

Stairs and Landing

Stair to first floor, loft hatch with loft ladder, doors to :-

Bedroom One

14'6" x 12'9"

Double glazed sash windows to front and side aspects, radiator, built in wardrobes, door to :-

En Suite

Double glazed sash window to front aspect, low level WC, hand basin inset to vanity unit, enclosed shower cubicle, heated towel rail, tiled floor to compliment.

Bedroom Two

12'7" x 11'1"

Double glazed sash window to rear aspect, radiator.

Bedroom Three

14'10" x 7'8"

Double glazed sash window to front aspect, radiator.

Bedroom Four

11'1" x 7'7"

Double glazed sash window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin inset to vanity unit, panel bath with shower over and shower screen. Heated towel rail, part tiled walls and tiled floor to compliment.

Rear Garden

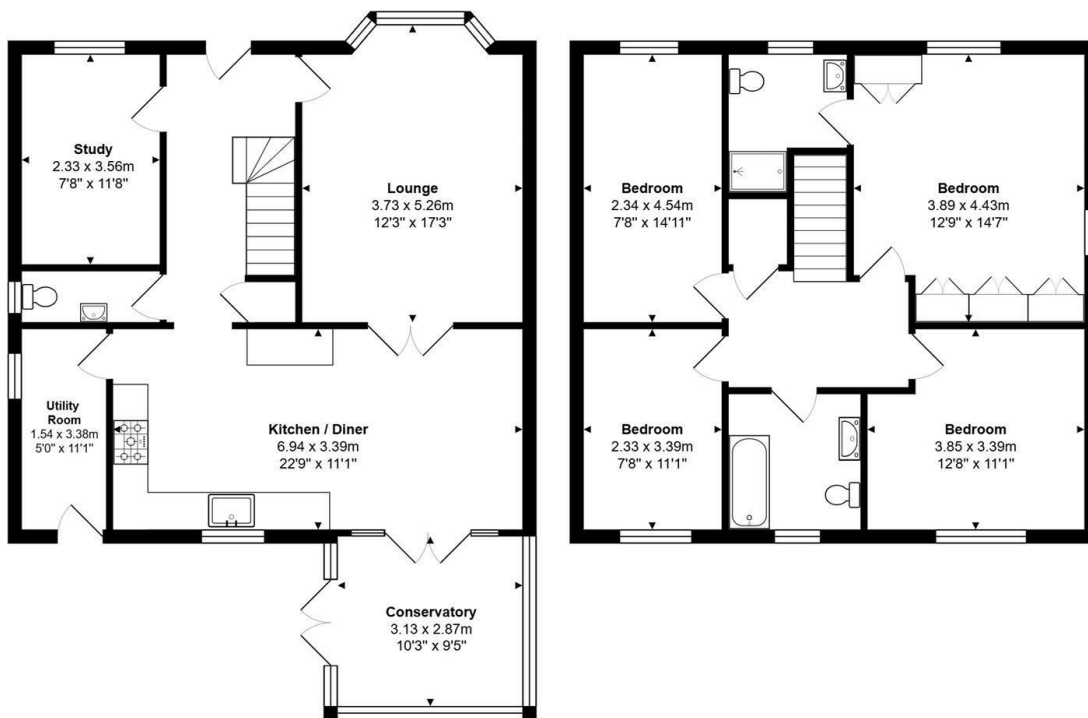
Commencing with patio area leading to remaining garden with shrub borders together with a further patio area to rear. Paved pathway leading to rear access to garden and side access to :-

Double Garage and Parking

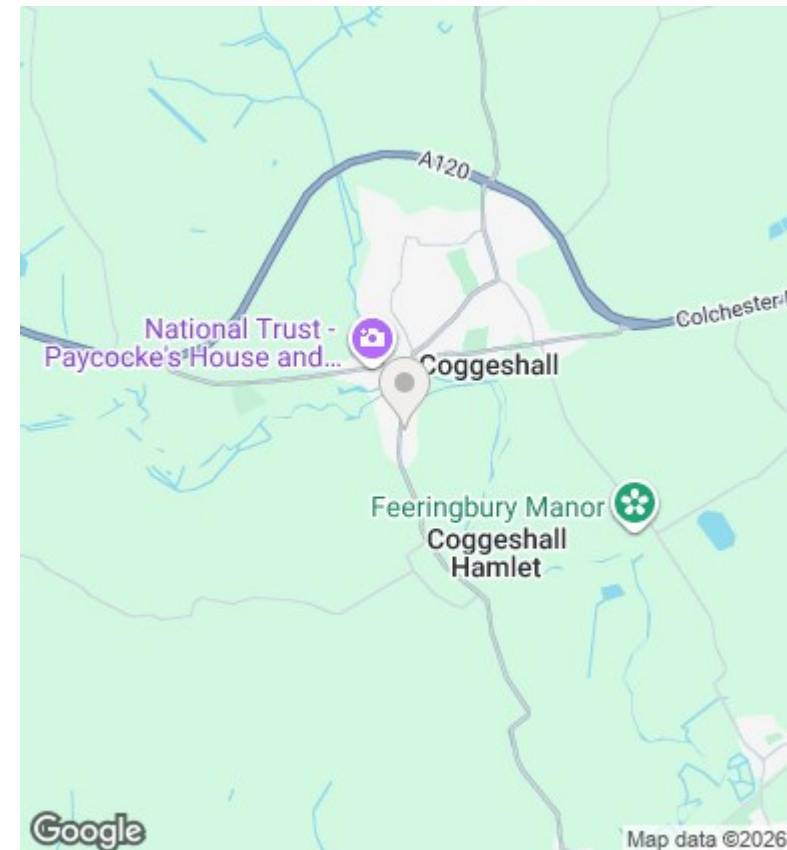
Double garage with power and light connected, further parking for one car. Use of the parking for Barn View is also available.







Total Area: 146.5 m² ... 1577 ft²
 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

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	