



**Brick Kiln Close, Coggeshall, Colchester, CO6 1SQ**



**welcome to**

**Brick Kiln Close, Coggeshall, Colchester**

Delightful end terrace home located within a short walk to local Primary and Secondary School. Lounge, Kitchen/diner, two double bedrooms and first floor bathroom. Front and rear gardens. Allocated parking.



## Lounge

10' 10" x 10' 10" ( 3.30m x 3.30m )

The lounge is a well-proportioned and inviting living space, finished with wood-effect flooring and presented in neutral décor throughout. A central feature fireplace with brick surround creates a focal point, while the room comfortably accommodates a range of seating furniture. Open access leads through to the kitchen, enhancing the sense of flow, with a staircase rising to the first floor. This bright and welcoming room offers an ideal setting for both everyday living and entertaining.

## Kitchen/ Diner

20' 4" x 10' 10" ( 6.20m x 3.30m )

A beautifully presented open-plan kitchen/dining room finished to a high standard throughout, offering a perfect blend of modern style and practicality. The contemporary shaker-style kitchen features an extensive range of sage green wall and base units complemented by quality wood-effect work surfaces, integrated appliances and stylish brass fittings, creating a warm and elegant feel.

The room benefits from excellent natural light and generous proportions, providing ample space for both dining and entertaining. Wood-effect flooring flows throughout, enhancing the sense of space, while the neutral décor allows for a bright and inviting atmosphere. A thoughtfully designed layout offers a seamless connection through to the remainder of the property, making this an ideal social and family space.

## Bedroom One

11' 2" x 10' 10" ( 3.40m x 3.30m )

A well proportioned double room, finished with carpeted flooring and presented in a calm neutral décor. The space comfortably accommodates a double bed along with additional bedroom furniture and benefits from built-in storage. A double Glazed window with full-length curtains allows for natural light, creating a bright yet restful environment.

## Bedroom Two

11' 2" x 11' 5" ( 3.40m x 3.48m )

The bedroom is a well-proportioned double room, finished with carpeted flooring and presented in a calm, neutral décor. The space comfortably accommodates a double bed along with additional bedroom furniture and benefits from built-in storage. A window with full-length curtains allows for natural light, creating a bright yet restful environment.

## Bathroom

4' 11" x 8' 6" ( 1.50m x 2.59m )

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. The room is fully tiled in neutral tones with a decorative mosaic border, creating a clean and low-maintenance finish. Complemented by tiled flooring and inset ceiling lighting, this well-presented bathroom offers a practical and comfortable space suitable for everyday use.

## Rear Garden

The rear garden is a private and well-enclosed outdoor space, thoughtfully arranged for low-maintenance enjoyment. Predominantly paved, it provides an ideal setting for outdoor dining and entertaining. The garden is bordered by established shrubs and mature planting, offering a pleasant degree of privacy. Additional features include a timber storage shed and gated rear access, making this a practical and attractive outdoor area suitable for year-round use.

## Exterior

The front of the property presents a charming and attractive façade, occupying an end-terrace position and finished in traditional red brick under a pitched tiled roof. The home features well-proportioned, double-glazed sash-style windows and a part-glazed front door set beneath a modest canopy, adding character and kerb appeal. A neatly enclosed front garden with low fencing and established planting creates a welcoming approach, while the end-of-terrace position offers a sense of space and prominence within the street scene.



**view this property online** [williamhbrown.co.uk/Property/CGS105719](http://williamhbrown.co.uk/Property/CGS105719)



welcome to

## Brick Kiln Close, Coggeshall, Colchester

- End Terrace
- Two Bedrooms
- First Floor Bathroom
- Kitchen/Diner
- Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£325,000**



Total floor area 66.1 m<sup>2</sup> (712 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGS105719](http://williamhbrown.co.uk/Property/CGS105719)



Property Ref:  
CGS105719 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**william h brown**



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



2 Market Hill, Coggeshall, COLCHESTER, Essex,  
CO6 1TS



[williamhbrown.co.uk](http://williamhbrown.co.uk)