



**Queen Street, Coggeshall CO6 1UE**

 william  
h brown

The logo consists of four colored circles (green, orange, red, blue) arranged in a horizontal line, followed by the text "william h brown" in a serif font.

**welcome to**

## **Queen Street, Coggeshall**

**\*\* GUIDE PRICE £875,000 - £925,000 \*\*** Exceptional four bedroom detached family home located close to the centre of Coggeshall. Three reception rooms, kitchen and utility room .Family bathroom, ensuite and cloakroom. Electric gates leading to a enclosed and private garden. Driveway.



## **Location**

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years.

Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256.

Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022.

Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

## **Entrance Hall**

13' x 13' ( 3.96m x 3.96m )

Stairs rising to first floor. Understairs storage cupboard.

## **Lounge**

21' 1" x 12' 1" ( 6.43m x 3.68m )

Double glazed sash windows to front and side. Two radiators.

## **Utility Room**

13' x 3' 1" ( 3.96m x 0.94m )

Washing machine and tumble dryer. New Combi boiler.

## **Dining Room**

13' x 11' 1" ( 3.96m x 3.38m )

Double glazed bay window to front. Working fireplace.

## **Lounge**

13' 1" x 11' 1" ( 3.99m x 3.38m )

Double glazed bay window to front. Working fireplace and radiator.

## **Lobby**

Entrance door to front. Stairs rising to first floor.

Door into :-

## **Kitchen**

14' 1" x 11' 1" ( 4.29m x 3.38m )

Two double glazed sash windows to front. Modern fitted kitchen with a range of wall and base units and stone worksurfaces incorporating a butler sink, Range cooker with extractor over. Integral microwave, fridge/freezer and dishwasher. Breakfast bar area. Spot lighting and tiled flooring. Door into :-

## **Cloakroom**

5' x 2' 1" ( 1.52m x 0.64m )

Vanity wash hand basin and wc.

## **First Floor**

### **Landing**

7' 1" x 3' 1" ( 2.16m x 0.94m )

Storage cupboard and over stairs storage.

### **Bedroom One**

15' x 12' 1" ( 4.57m x 3.68m )

Two double glazed sash windows to side with shutters. Built in wardrobes and two radiators. Door into :-

### **Ensuite**

Built in shower cubicle, vanity wash hand basin and wc. Fully tiled walls and flooring. Heated towel rail.

### **Bedroom Two**

12' 1" x 11' 6" ( 3.68m x 3.51m )

Double glazed sash window with shutters. Radiator.

## **Bedroom Three**

11' 6" x 10' 10" ( 3.51m x 3.30m )

Double glazed window to front with shutters. Built in wardrobes and radiator.

## **Second Landing**

Stairs down to ground floor lobby.

## **Bedroom Four**

11' x 6' 11" ( 3.35m x 2.11m )

Double glazed sash windows with shutters. Three built in wardrobes and radiator.

## **Family Bathroom**

Panel enclosed bath with shower over and shower screen, vanity wash hand basin and wc. Fully tiled walls and flooring.

## **Exterior**

### **Front**

Electric gates leading to driveway. Offering parking for 4 plus vehicles. Electric car charger point. Private and enclosed garden with large patio area leading onto a lawned area and flower bedding. Shed.



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welcome to

## Queen Street, Coggeshall Detached family home

- Three/Four bedrooms
- Three reception rooms
- Kitchen and utility room
- Electric gates

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£875,000 - £925,000**



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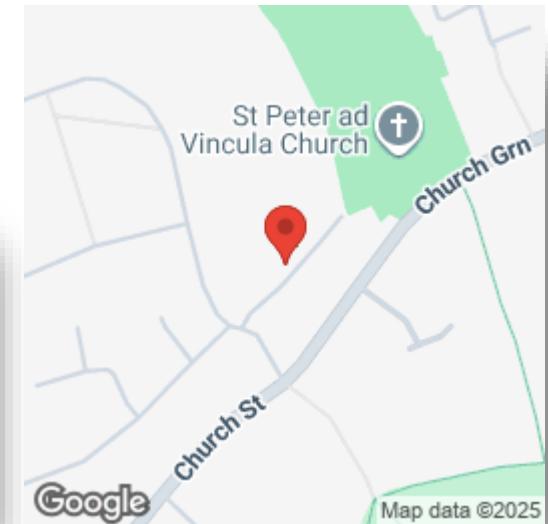


Property Ref:

CGS105402 - 0004

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Please note the marker reflects the postcode not the actual property

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