



**Hawkes Road, Coggeshall, Colchester, CO6 1QP**



**welcome to**

**Hawkes Road, Coggeshall, Colchester**

A well situated three-bedroom semi-detached home sitting approximately 1,094 sq ft, situated in a quiet and desirable cul-de-sac location. The property offers spacious and versatile accommodation, complemented by off-road parking for multiple vehicles and a garage, making it ideal for families



## Location

Hawkes Road is a well-regarded residential location within the historic village of Coggeshall, offering a pleasant balance of village charm and everyday convenience. The area benefits from easy access to local amenities, including shops, cafés, schools and recreational facilities

## Lounge

17' 11" x 12' 6" ( 5.46m x 3.81m )

A bright and welcoming reception room, carpeted throughout and featuring a double-glazed window to the front aspect, allowing an abundance of natural light to flow in. The room is comfortably heated by 2 central heating radiator and offers a pleasant space for both relaxing and entertaining. A door provides convenient access through to the hallway, creating a smooth flow through the home.

## Kitchen

14' 8" x 9' 6" ( 4.47m x 2.90m )

A practical and well-laid-out kitchen featuring a double-glazed window to the rear aspect, providing plenty of natural light. The room is fitted with a range of base and eye-level units, offering ample storage, with dedicated space for a cooker, washing machine and fridge. Further benefits include a central heating radiator, part-tiled walls for ease of maintenance, and a useful understairs cupboard providing additional storage. A double-glazed stable door leads directly out to the rear garden, enhancing convenience and indoor-outdoor flow.

## Wc

A useful ground floor WC located adjacent to the shower room, offering excellent potential to be knocked through and reconfigured into a larger, single bathroom space if desired (subject to any necessary consents). The WC benefits from a frosted double-glazed window to the side aspect, providing natural light and privacy, with a door leading directly to the hallway for convenient access.

## Shower Room

A convenient ground floor shower room comprising a cubicle shower, wash hand basin. The room benefits from a frosted double-glazed window, allowing natural light while maintaining privacy. A door provides access through to the landing, making this a practical and well-positioned facility within the property.

## Master Bedroom

18' 3" x 9' 9" ( 5.56m x 2.97m )

A well-proportioned master bedroom offering ample space for a double bed along with additional bedroom furniture, including wardrobe storage. The room benefits from a double-glazed window to the front of the property, providing a pleasant outlook and good natural light. Further features include a central heating radiator for comfort and a door leading directly to the hallway, making this a practical and comfortable principal bedroom.

## Bedroom 2

17' 9" x 8' 9" ( 5.41m x 2.67m )

A good-sized second bedroom featuring a double-glazed window over looking the back garden, providing plenty of natural light. The room is comfortably heated by a central heating radiator and offers flexible space suitable for a bedroom, guest room or home office. A door leads directly to the hallway, ensuring convenient access within the property.

## Bedroom 3

8' 9" x 6' 7" ( 2.67m x 2.01m )

A versatile and well-proportioned third bedroom offering sufficient space for a double bed or, alternatively, ideal for use as a home office or study. The room benefits from a double-glazed window overlooking the back garden, providing good natural light, and is served by a central heating radiator for year-round comfort. A door leads directly to the hallway, ensuring convenient access and flexibility of use.



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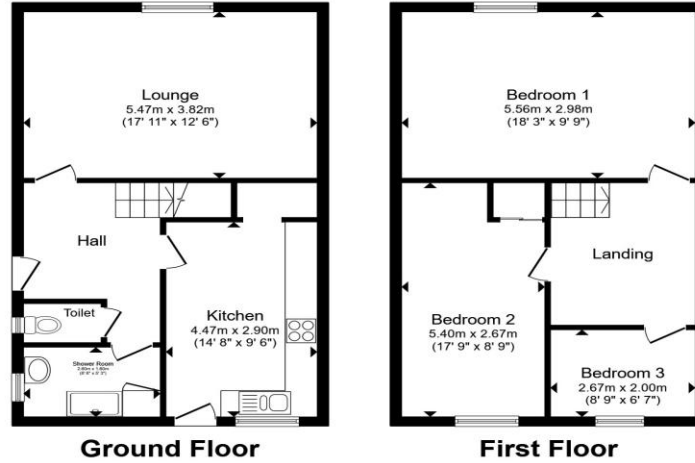
## Hawkes Road, Coggeshall Colchester

- Off Road Parking For Multiple Cars
- Cul Da Sac Location
- Garage
- Completed onward Chain
- 

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

offers in excess of

**£290,000**



Total floor area 101.6 m<sup>2</sup> (1,094 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



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Property Ref:  
CGS105808 - 0003

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Please note the marker reflects the  
postcode not the actual property