



Cross Cottages, Cooks Hill, Boxted, Colchester, CO4 5SR

welcome to

Cross Cottages, Cooks Hill, Boxted, Colchester

This lovely character home is situated off Cooks Hill in the popular village of Boxted, on the north side of Colchester. Despite its lovely rural position Boxted offers amenities such as primary school, church, village hall, garden centre, two cafes and a vineyard.



Early viewing is strongly advised of this attractive family home with spacious and flexible living accommodation situated in a sought-after village location with open views to the front.

Ground floor accommodation comprises entrance hall, living room, kitchen and utility room, dining room, study and cloakroom.

The first floor offers three bedrooms and a family bathroom.

Externally there is a generous driveway and large enclosed rear garden with feature covered area ideal for outside dining and entertaining.

Entrance Door To:

Entrance Hall

Stairs to first floor, doors to:

Living Room

Upvc double glazed window to front, carpet, feature fireplace surround, radiator.

Utility Room

Laminate wood flooring, built-in cupboard, work surfaces, inset sink and drainer unit, base and eye level units, space for appliances, door to Study, opening to Kitchen Area.

Kitchen

Range of base and eye level units, work surfaces, laminate wood flooring, space for range style cooker, built-in cupboard, space for tall fridge/freezer, step up and square archway to:

Dining Room

Upvc double glazed windows to rear and French doors to side, laminate wood flooring, skylight window, radiator.

Study

Upvc double glazed window to rear, built-in cupboard, carpet, radiator, door to:

Cloakroom

White suite comprising low level w.c., wash hand basin, small upvc double glazed window to side.

First Floor Accommodation

Bedroom One

Upvc double glazed window to front, built-in wardrobe cupboards, radiator.

Bedroom Two

Upvc double glazed window to rear, built-in wardrobe cupboard, radiator.

Bedroom Three

Upvc double glazed windows to front and side, radiator, built-in cupboard.

Bathroom

Upvc double glazed window to side, white suite comprising P-shaped bath with shower over and screen, low level w.c., wash hand basin, radiator.

Outside

There is a large gravel driveway to the front providing off street parking for several cars. Side access gate. Large covered porchway to front. Attractive open views.

There is a generous rear garden which is mainly laid to lawn with patio area and covered and decked seating area, with shed to rear, all enclosed by panel fencing.



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welcome to

Cross Cottages, Cooks Hill, Boxted, Colchester

- Attractive Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom & Family Bathroom
- Ample Parking & Generous Garden
- Popular Village Location

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

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121236 - 0003

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directions to this property:

Refer to map



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