



**The Greenways, Coggeshall CO6 1QH**

**welcome to**

## **The Greenways, Coggeshall**

**\*\* GUIDE PRICE £425,000 - £450,000 \*\*** Immaculate detached family home located in a cul-de-sac. Three double bedrooms, bathroom with separate shower to first floor. Lounge, dining room, kitchen and boot room. Garage and ample off road parking. Enclosed rear garden.

### **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 Porch**

Entrance door to front and radiator.

### **Lounge**

15' 4" x 13' ( 4.67m x 3.96m )  
Double glazed window to front. Feature fireplace with inset electric fire. Radiator. Doors into :-

### **Dining Room**

9' 10" x 8' 9" ( 3.00m x 2.67m )  
Patio doors to rear leading into rear garden. Radiator.

### **Kitchen**

9' 10" x 8' 9" ( 3.00m x 2.67m )  
Double glazed window to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Integrate NEFF oven and hob with extractor over. Fridge, dishwasher and washing machine. Tiled splashbacks and door into :-

### **Boot Room**

11' 4" x 2' 4" ( 3.45m x 0.71m )  
Double glazed windows to rear and side.

### **First Floor**

#### **Landing**

Double glazed window to rear.

#### **Bedroom One**

13' 1" x 12' 6" ( 3.99m x 3.81m )  
Double glazed window to rear and radiator.

#### **Bedroom Two**

12' 6" x 9' 7" ( 3.81m x 2.92m )  
Double glazed window to front and radiator.

#### **Bedroom Three**

11' 2" x 9' 3" ( 3.40m x 2.82m )  
Double glazed window to front. Built in cupboard and radiator.

#### **Bathroom**

7' 10" x 5' 7" ( 2.39m x 1.70m )  
Two double glazed windows to rear. Panel enclosed bath, vanity wash hand basin, wc and separate shower cubicle. Fully tiled walls and flooring. Heated towel rail.





## Exterior

### Front

Block paved driveway to front offering ample off road parking. Side access gate.

### Garage

17' 10" x 9' 7" ( 5.44m x 2.92m )

Up/over door to front. With power and lighting.

### Rear Garden

Enclosed rear garden commencing with paved patio area. Further decking area. Laid to lawn with mature shrubs and bedding.



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## The Greenways, Coggeshall

- Detached
- Three bedrooms
- Bathroom with separate shower
- Lounge & dining room
- Kitchen & boot room

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

guide price

**£425,000 - £450,000**



Ground Floor



First Floor

Total floor area 107.5 m<sup>2</sup> (1,157 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:  
CGS105710 - 0004

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