



- Three Bedrooms
- Link-Detached Family Home
- Single Garage And Driveway
- Private Landscaped Rear Garden Backing Onto Church Yard
- Presented To A High Quality Decorative Order
- Cloakroom And Family Bathroom
- Village Lifestyle

5 Church Field Road, Coggeshall, Colchester, Essex. CO6 1QE.

Michaels Property Consultants are delighted to offer for immediate sale, this well-presented and deceptively spacious three-bedroom link-detached house located within close proximity to the local secondary school and the vibrant village centre. The properties accommodation comprises in brief with a welcoming entrance hall providing access to the first floor, cloakroom, a light and airy, bay-fronted lounge and an envious extended kitchen and dining area. To the first floor you will find three well-appointed bedrooms and the modern family bathroom. Externally, the property is further enhanced by having an attractive, landscaped rear garden, a single garage and off-road parking.



Property Details.

Ground Floor

Entrance Hall



17' 03" x 5' 11" (5.26m x 1.80m) Radiator, entrance door to front aspect, stairs ascending to first floor, access to under stair storage, access to storage cupboard.

Cloakroom

Low level WC, wash hand basin, part tiled walls, tiled flooring.

Lounge



17' 05" x 11' 09" (5.31m x 3.58m) Double glazed bay window to front aspect, radiator x2, telephone point, TV point, feature fireplace, double doors accessing dining area.

Dining Area



10' 07" x 8' 05" (3.23m x 2.57m) Radiator, double glazed French doors to rear aspect accessing rear garden, TV point, laminate flooring.

Kitchen



14' 05" x 7' 00" (4.39m x 2.13m) Double glazed window to rear aspect, double glazed patio door to side aspect, matching wall and base units with rolled edge worksurfaces, inset sink with drainer and bowl, part tiled walls, tiled flooring, integrated oven with 6-ring gas hob and extractor over, integrated dishwasher, integrated fridger, access to storage cupboard housing washing machine.

First Floor

Landing

9' 10" x 5' 11" (3.00m x 1.80m) Double glazed window to side aspect, access to airing cupboard, access to loft, access to all bedrooms and family bathroom.

Property Details.

Bedroom One



14' 04" x 10' 02" (4.37m x 3.10m) Radiator, double glazed window to front aspect, TV point.

Bedroom Two



12' 03" x 10' 07" (3.73m x 3.23m) Radiator, double glazed window to rear aspect, TV point.

Bedroom Three



9' 08" x 7' 08" (2.95m x 2.34m) Radiator, double glazed window to front aspect, access to above-stair storage cupboard.

Family Bathroom



7' 01" x 5' 10" (2.16m x 1.78m) Inset spotlights, heated towel rail radiator, double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, shaver point, extractor fan, panelled bath with shower attachment, fully tiled walls, tiled flooring.

External

Rear Garden



Commencing with a patio areas to both side aspects of the property as well as a patio section at the rear of the garden for garden furniture, access to front of property via gate, access to garage via side door, wooden shed to remain, outside light, laid to lawn with shingle borders, enclosed via wooden fencing.

Frontage

Front garden laid to lawn, off road parking for a vehicle, access to single garage via up and over door.

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.