



- Spacious Three Bedroom Semi Detached House
- Sought After Feering Village
- Close To Mainline Station
- Walking Distance of Excellent Local Shops, Pubs, Restaurants & Recreation Grounds
- Two Generous Reception Rooms
- Kitchen with Range Cooker
- Separate Utility Room & Cloakroom
- Generous & Attractive Garden To Rear
- Sizeable Private Driveway & Garage

## 10 Sherwood Way, Feering, Colchester, Essex. CO5 9LJ.

Presenting to the market this rarely available three-bedroom semi-detached home, located within the ever-sought-after village of Feering. Situated within close proximity of local shops, recreations and cricket fields, excellent schooling and Kelvedon's Mainline Station, this property would be ideal for a variety of prospective purchasers. The internal accommodation commences with a light and spacious lounge, a separate dining room, a well-equipped kitchen as well as both a utility room and a cloakroom. To the first floor you will find three generous bedrooms and the family bathroom.





## Lounge

17' 05" x 14' 10" (5.31m x 4.52m) Radiator, double glazed window to front aspect, telephone point, TV point, stairs ascending to first floor.

## Dining Room

14' 04" x 10' 03" (4.37m x 3.12m) Radiator, double glazed french doors to rear aspect, inset spotlights, TV point, vinyl flooring.

## Kitchen

14' 04" x 7' 11" (4.37m x 2.41m) Inset spotlights, double glazed window to rear aspect, matching wall and base units with rolled edge worksurfaces, inset sink with bowl and drainer, part tiled walls, vinyl flooring, space for range cooker, integrated dishwasher, space for fridge/freezer.

## Utility Room

Radiator, double glazed obscure window to side aspect, part tiled walls, vinyl flooring, space and plumbing for appliances.

## Cloakroom

Double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring.

## First Floor

### Landing

Access to loft, access to all bedrooms and family bathroom.

### Bedroom One

14' 05" x 10' 04" (4.39m x 3.15m) Radiator, double glazed window to rear aspect, laminate flooring.

### Bedroom Two

14' 03" x 8' 03" (4.34m x 2.51m) Radiator, double glazed window to front aspect, TV point, telephone point, built in wardrobes.

### Bedroom Three

11' 01" x 6' 00" (3.38m x 1.83m) Radiator, double glazed window to front aspect.

### Family Bathroom