



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

3 COGGESHALL ROAD, DEDHAM  
COLCHESTER, CO7 6ET  
ASKING PRICE OF £500,000







### DEDHAM

The splendid village of Dedham with its Georgian High Street and outstanding parish church provides an excellent range of shopping facilities and village primary school. Access to Colchester main line station is some 15 minutes by car or Manningtree which is no more than 10 minutes. Independent schools in Colchester or Ipswich. Being situated in the heart of the Dedham Vale there are many delightful walks from the village into the surrounding countryside, which is an Area of Outstanding Natural Beauty. A12 links to the M25 and A14 and the regional airport of Stansted in approximately 45 minutes by car.

### DIRECTIONS

From Dedham village centre follow Brook Street, Crown Street and Castle Hill for approx 1 mile. Proceed over the crossroads onto Coggeshall Road where 3 Coggeshall Road will be found on the right hand side.





## INTRODUCTION

A stylish three bedroom semi-detached house having undergone a programme of renovation and extension to provide a beautifully presented light, airy and spacious property with a private rear garden, approx 100ft (sts) and ample parking to the front. Viewing is highly recommended to appreciate all that this property has to offer.

## INFORMATION

Built around 1920's of brick construction with rendered elevations under a tiled roof, the property has been recently been extended and renovated by the current owners to include a side extension (now a home office) and extended hallway. The property also benefits from double glazing, gas fired boiler located in the loft, serving the hot water and radiator heating system, some limestone floors on the ground floor, open-plan kitchen/dining area, separate utility room with range of floor to ceiling cupboards, ground floor bathroom, three first floor bedrooms (one with wc and wash basin). Outside the property offers ample parking, a carport and garage, long, private west-facing rear garden with summer house, log store and large patio.



## AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

## SERVICES

all mains services are connected to the property.

Energy Performance Certificate Rating -

Council Tax Band - C.

Colchester Borough Council contact number – 01206 282222







## ON THE GROUND FLOOR

### HALLWAY

8' 0" x 5' 6" reducing to 2' 9" (2.44m x 1.68m) UPVC part glazed front door into the hall with limestone floor, cloaks rack and fitted boot box, radiator, window to the side and stairs to the first floor. Door into -

### LIVING ROOM

15' 6" x 12' 0" (4.72m x 3.66m) Window to the front, radiator, brick fireplace with log burner on a stone hearth and shelving to the side, wood-effect floor. Door into -

### OPEN PLAN KITCHEN/DINING ROOM

13' 10" x 8' 10" (4.22m x 2.69m) An impressive and stylish Shaker style fitted kitchen benefiting from quartz works surfaces, inset sink and mixer tap, electric double oven, induction hob with extractor over, display wall shelving, integrated dishwasher and fridge, range of wall and floor units including tall larder cupboard, window to the rear, radiator, limestone floor opening into

DINING AREA - approx 15' 9" x 9' 6" with limestone floor, understair cupboard, patio doors to outside and opening into :

### STUDY

10' 5" x 7' 6" (3.18m x 2.29m) Window to the front, radiator, oak parquet floor, fitted desk unit.

### UTILITY AREA

6' 10" x 9' 8" (2.08m x 2.95m) Accessed from the kitchen this thoughtfully designed room comprises limestone floor, floor to ceiling Shaker style cupboards and double height cupboard for washing machine and tumble dryer. Opening into -

### BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m) With window to the rear, a light and airy room with low level wc, vanity unit with inset sink, wall mounted radiator, part-tiled walls, panelled bath with shower over and glass shower screen.



## ON THE FIRST FLOOR

### LANDING

Stairs from the hall, with a bespoke metal hand rail, lead up to the landing with side window and meter cupboard.

### BEDROOM ONE

14' 6" x 8' 11" (4.42m x 2.72m) Window to front, radiator, cupboard over stairs.

CLOAKROOM - with low level wc and wash hand basin.



### BEDROOM TWO

10' 5" reducing to 7' 7" x 9' 6" max reducing to 10' 6" (3.18m x 2.9m) Window to rear, radiator, airing cupboard housing hot water tank and cupboard over.

### BEDROOM THREE

8' 10" x 7' 2" (2.69m x 2.18m) Window to rear, radiator.

### CONSERVATORY

10' 3" x 8' 1" (3.12m x 2.46m) Double doors from the patio lead into this useful space with power and light and glazing to three sides.



### OUTSIDE

With ample parking to the front with shingled drive leading to the front door and to the side to the CAR PORT (approx 27'7" x 11'9") with power and light. Double doors at the rear lead into the GARAGE/ WORKSHOP with side door onto the patio.

The REAR GARDEN is west-facing with a large patio which is separated from the lawned area by a picket fence. The boundaries of the property are easily identifiable with a mix of fencing and hedging. Within the garden is a log store (approx 9'9" x 7'4"), store area, SUMMER HOUSE (approx 9'3" x 7'3") with power and light and a feature pergola. To the rear of the garden is a large shed and fenced dog run.







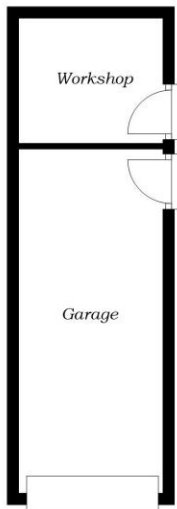




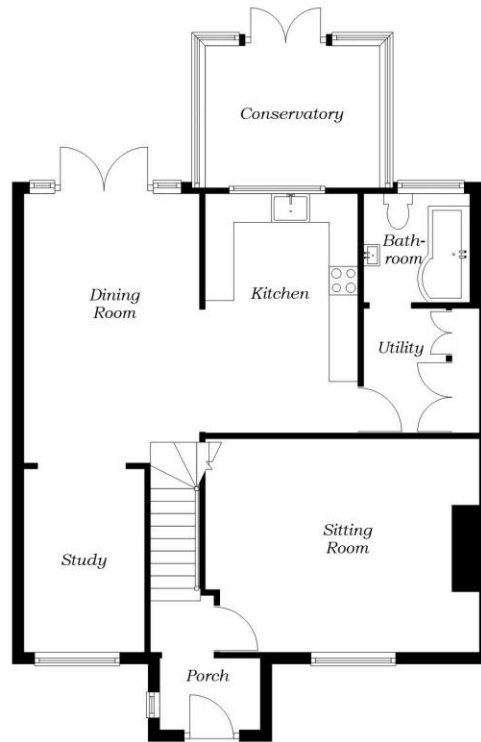


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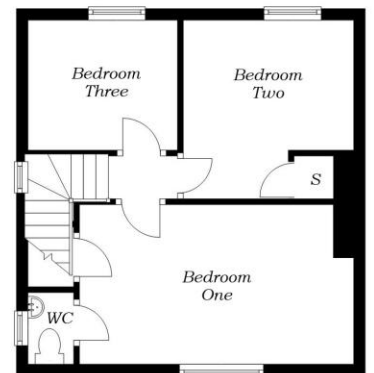
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Garage/  
Workshop



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		