



**Humphreys Drive, Coggeshall CO6 1GD**

**welcome to**

## **Humphreys Drive, Coggeshall**

Beautifully presented four bedroom detached family. Offering lounge, study, kitchen/diner, utility and cloakroom. Bathroom and ensuite. Ample off road parking and rear of garage has been converted into a home office. South facing 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 Hall**

Entrance door to front. Stairs rising to first floor.

### **Study**

11' 2" x 11' 2" ( 3.40m x 3.40m )

Double glazed windows to front and side.

### **Lounge**

18' 1" x 10' 9" ( 5.51m x 3.28m )

Double glazed windows to front and side. Double glazed French doors to side. Feature fireplace, wood effect flooring and spotlighting.

### **Cloakroom**

Vanity wash hand basin and wc.

### **Kitchen / Diner**

18' 11" x 12' 2" ( 5.77m x 3.71m )

Double glazed window to side and double glazed French doors to side. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in double oven, hob and extractor over. Integral fridge/freezer and dishwasher. Breakfast bar area. Spotlighting.

### **Utility Room**

5' 7" x 1' 8" ( 1.70m x 0.51m )

Double glazed window to side. Sink and drainer. Built in cupboard.

### **First Floor**

#### **Landing**

With doors to :-

#### **Bedroom One**

13' x 10' 10" ( 3.96m x 3.30m )

Double glazed windows to side. Fitted wardrobes and door into :-

#### **Ensuite**

7' 9" x 5' 3" ( 2.36m x 1.60m )

Window to side. Built double shower cubicle, vanity wash hand basin and wc.

#### **Bedroom Two**

15' 11" x 10' 9" ( 4.85m x 3.28m )

Two double glazed windows to front. Built in wardrobe.

#### **Bedroom Three**

12' 8" x 10' 9" ( 3.86m x 3.28m )

Double glazed windows to front and side.





### **Bedroom Four**

10' 9" x 7' 10" ( 3.28m x 2.39m )

Double glazed window to rear.

### **Bathroom**

7' 10" x 5' 11" ( 2.39m x 1.80m )

Double glazed window to side. Panel enclosed bath with shower over shower screen. Vanity wash hand basin and wc. Part-tiled walls and flooring and spotlighting.

### **Exterior**

#### **Front**

Small path to front door. Driveway to side offering off road parking for two vehicles.

#### **Garage**

12' 5" x 8' 9" ( 3.78m x 2.67m )

With up/over door to front. Power and light connected.

#### **Home Office**

10' 9" x 8' 6" ( 3.28m x 2.59m )

Rear of garage converted into a home office. Door to side.



#### **Rear Garden**

Enclosed by walls and panel fencing. Rear access gate to garage. Block paved patio and path to side. Lawned area.



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## Humphreys Drive, Coggeshall

- Detached
- Four bedrooms
- Bathroom and ensuite
- Good sized south facing garden
- Home office

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers in excess of

**£700,000**



Total floor area 154.2 m<sup>2</sup> (1,659 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](http://www.propertybox.io)



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