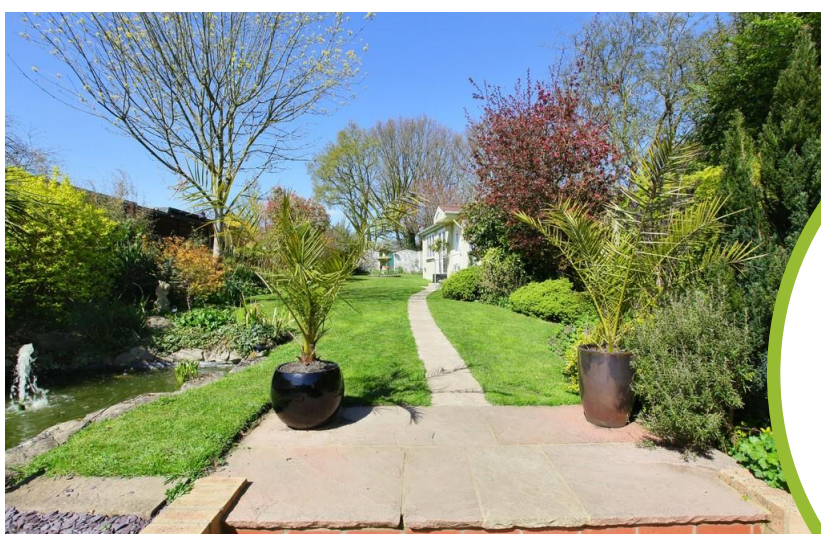


36 Coggeshall Road, Earls Colne, Colchester, Essex, CO6 2JP



Freehold

Guide Price

£490,000

Subject to contract

Stunning refurbished & extended property

- 2 bedrooms
- 2 reception rooms
- 2 bathrooms
- 1 bedroom annexe



Some details

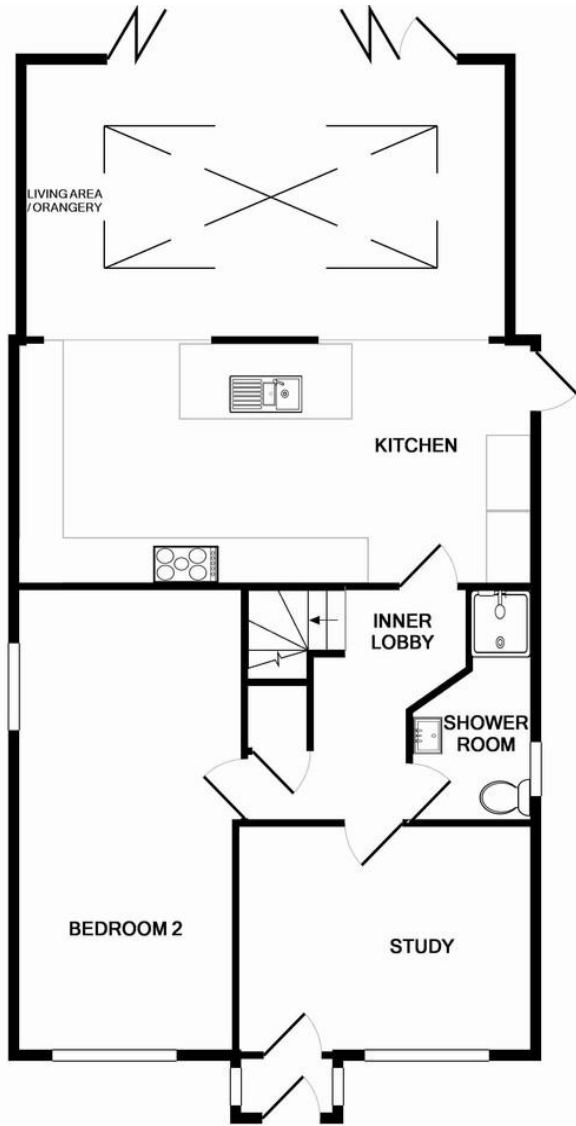
General information

This beautifully presented and extended two bedroom detached chalet also benefits from a one bedroom detached annexe. The main residence also benefits from exterior insulation, solar panels, and has accommodation comprising of;

An entrance porch. A study having a bow window to the front and radiator, and a door leading into the inner lobby which has access to bedroom two. Bedroom two is an impressive 20ft in length with a bow window to the front and window to the side aspect as well as two radiators. There is a ground floor shower room that has an obscured window to the side, a vanity wash hand basin, a low level W.C, a shower cubicle and heated towel rail. The high specification kitchen has a door to the side aspect and a range of eye and base level units with fitted granite work tops. There is an integrated double oven and four ring ceramic hob with extractor hood over, an integrated microwave and coffee machine, integrated washing machine and dishwasher, and space for a double free standing fridge freezer. The kitchen opens up onto the stunning orangery which benefits from bi-fold doors that run across the back of the property and there is a Faber XL gas fire with remote control operation. The orangery also has an integrated entertainment system unit ready to house the new owners T.V. and additional services. On the first floor there is a master suite that has two windows to the side, radiator and a dressing area with a range of fitted wardrobes. The master suite also has a beautiful en-suite bathroom and a further storage area. The detached annexe has accommodation comprising; A good size double bedroom, a modern shower room and an open-plan lounge/kitchen room. the annexe overlooks the beautiful mature gardens. As previously mentioned, this property is presented to an extremely high standard and viewing is highly recommended.



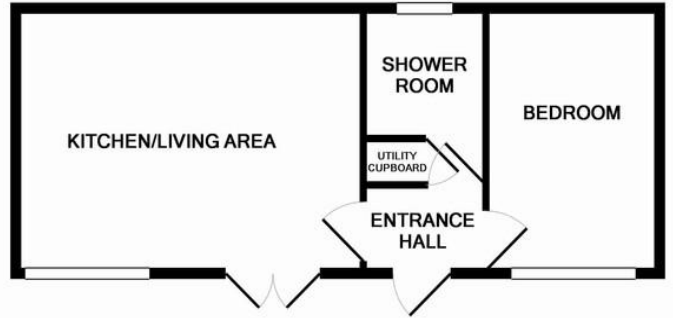
Beautiful family home benefiting from a detached one bedroom annexe and established gardens.



GROUND FLOOR



1ST FLOOR



ANNEX

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Entrance porch

Study

13' 10" x 10' (4.22m x 3.05m)

Ground floor bedroom

20' 5" x 10' 1" (6.22m x 3.07m)

Ground floor shower room

9' 10"(max) x 5' 3" (3m x 1.6m)

Kitchen

23' 3" x 10' 8" (7.09m x 3.25m)

Orangery/living area

21' 9" x 12' 10" (6.63m x 3.91m)

Master bedroom suite

19' 4" x 11' 4" (5.89m x 3.45m)

Ensuite

7' 9" x 5' 4" (2.36m x 1.63m)

Storage area

7' 10" x 5' 5" (2.39m x 1.65m)

Annexe accommodation

Lounge/kitchen area

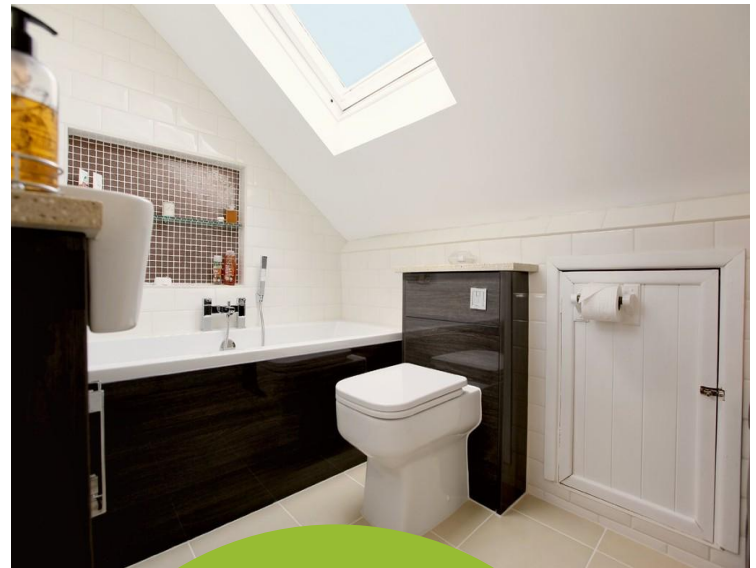
15' 7" x 11' 7" (4.75m x 3.53m)

Shower room

7' 9" x 5' 7" (2.36m x 1.7m)

Bedroom

11' 7" x 7' 9" (3.53m x 2.36m)



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Particulars for 36 Coggeshall Road, Earls Colne, Colchester, Essex, CO6 2JP

The outside

To the front of the property there is a driveway providing off-road parking for numerous vehicles that is screened by shrub borders. To the rear of the chalet there is a beautiful mature garden of approx. 150ft, which has a large patio and seating area, overlooking a pond that has a pump and filter, and waterfall. There is an impressive one bedroom annexe nicely situated in the grounds, with the remaining garden mostly laid to lawn with mature flower beds and shrub borders. To the bottom of the garden there is a vegetable patch and further garden area.

Where?

The property is situated in the ever popular village of Earls Colne in the Colne Valley. Earls Colne has a good array of amenities including pubs, restaurants, a library, a Co-op stores, doctors surgery, hairdressers and tea shop to name a few. Just a short drive away are the market towns of Coggeshall and Halstead and Wakes Colne & Chappel railway is near by.

Important information

Council Tax Band - Main residence E

Annexe A

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - 84/B

Agents Note - There are solar panels fitted to the property which are owned and not leased.

The annexe accommodation has services running from the main residence and a separate council tax band.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please go to;

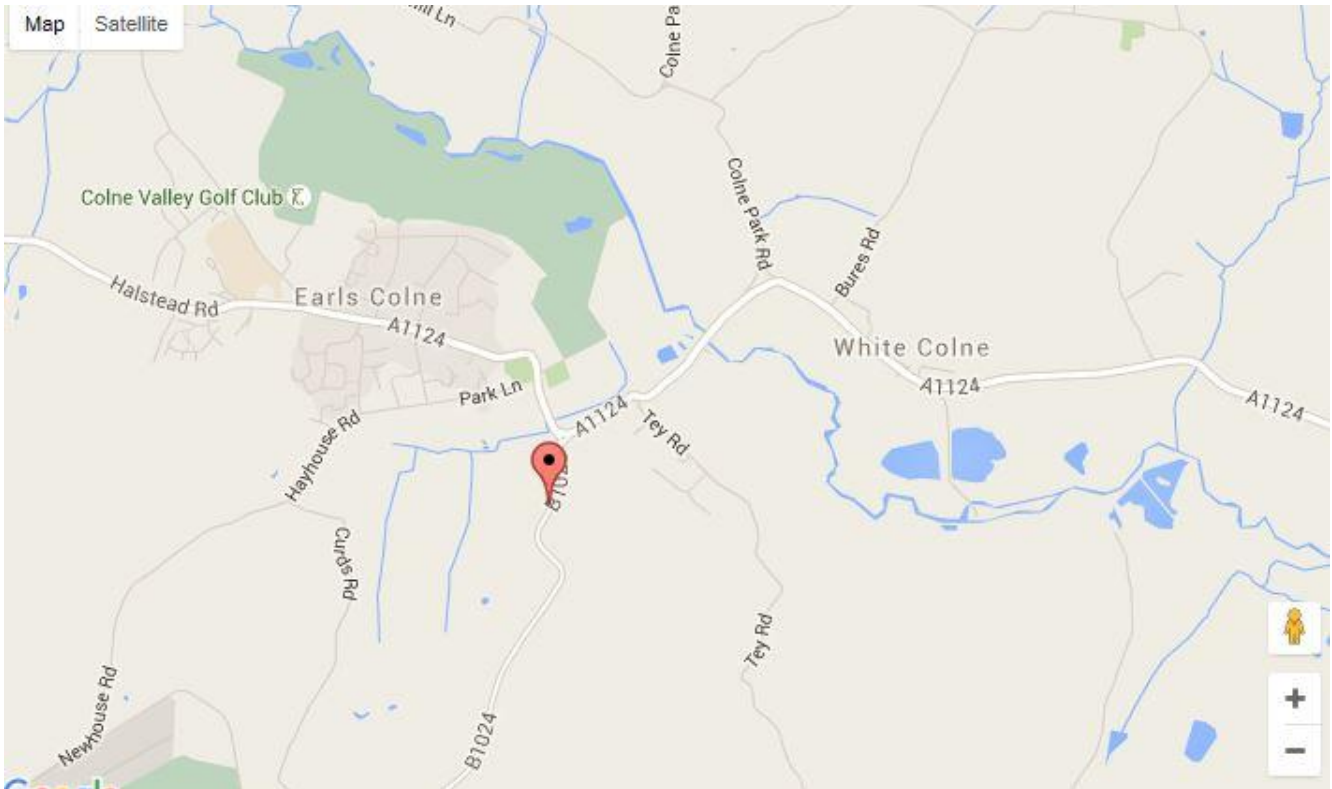
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Viewing

To make an appointment to view this property please call us on 01206 216 543.



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Directions

Proceed from our Stanway Tollgate branch over the A12 dual carriageway on the A1124 through the villages of Eight Ash Green, Aldham, Chappel, White Colne. On the approach into Earls Colne continue across the river and on into Upper Holt Street to the mini roundabout. Turn left at the roundabout and the property will be found on the right hand side, signed by a Fenn Wright board. ref20891SWA.fr

To find out more or book a viewing

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Particulars for 36 Coggleshall Road, Earls Colne, Colchester, Essex, CO6 2JP

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