



## 16 Gurton Road, Coggeshall, CO6 1QL

£490,000

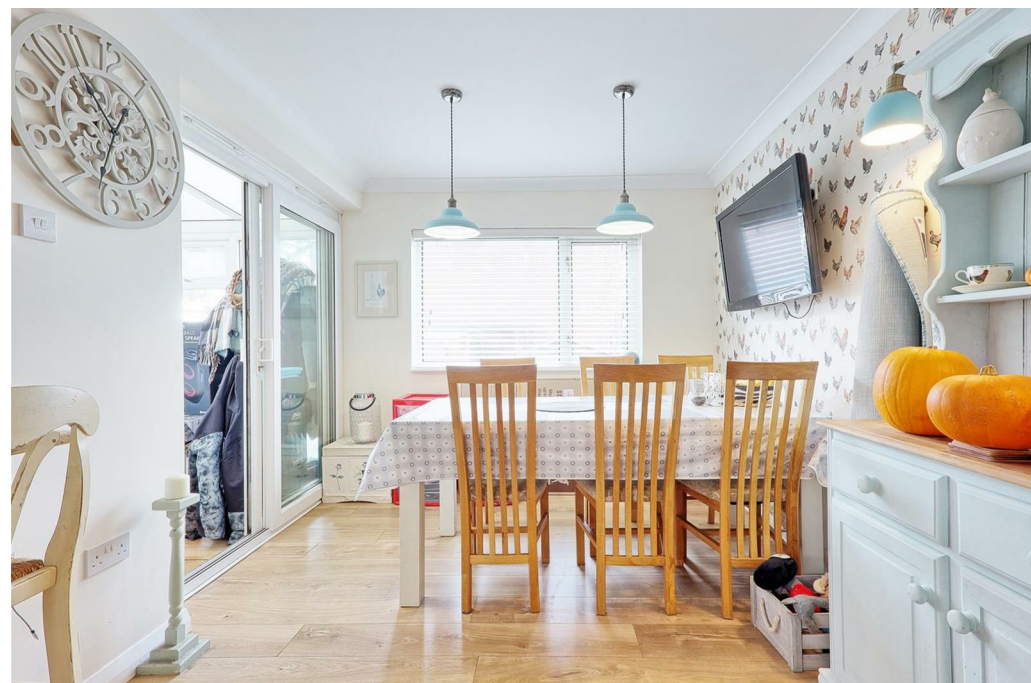
- Four bedrooms
- En suite and family bathroom
- Good accommodation for growing family
- Wood burner
- Viewing advised
- Garage and parking

# 16 Gurton Road, Coggeshall CO6 1QL

Viewing is advised on this four bedroom detached family home with the benefit of having lounge, kitchen/diner, utility and conservatory. There are three bedrooms and family bathroom to the first floor and bedroom four to the ground floor with an en suite. Enclosed rear and side gardens, single garage and parking. Please call to arrange an early appointment.



Council Tax Band: D



### Entrance Porch

Double glazed upvc front door , double glazed windows to front and side aspect, tiled floor, double glazed sliding door leading to :-

### Hallway

Wood effect flooring, radiator, stairs to first floor, doors to :-

### Lounge

17'3" x 11'10"

Double glazed window to front aspect, wood effect flooring, radiator. Feature brick fire place with wood mantle and tiled hearth inset with wood burner, pocket door to :-

### Kitchen / Dining room

18'1" x 19'0"

Two double glazed window to rear aspect, two radiators, wood effect flooring, range of base and eye level units with butcher block effect working surfaces and tiled splash backs to compliment. Range master cooker with extractor hood over, one and half bowl sink with mixer tap set, integral dishwasher and breakfast bar. Doors to :-

### Conservatory

9'8" x 9'7"

Double glazed window to side aspect, double glazed Upvc door to garden, tiled floor

### Utility Room

8'3" x 8'2"

Upvc glazed with wood flooring, plumbed for washing machine, French doors leading to rear garden.

### Bedroom Four

11'3" x 9'0"

Double glazed window to front aspect, radiator. storage cupboard, wood effect flooring, door to :-

### En Suite

low level WC, wash hand basin, enclosed shower cubicle, tiled floor to compliment, heated towel rail.

### Stairs and Landing

Stairs to first floor, double glazed window to side aspect, doors to :-

### Bedroom One

13'11" x 10'1"

Double glazed window to front aspect, radiator.

### Bedroom Two

11'10" x 10'8"

Double glazed window to rear aspect, radiator

### Bedroom Three

9'8" x 7'8"

Double glazed window to front aspect, radiator, two built in cupboards.

### Family Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over and shower screen. Part tiled walls and inset spot lights to compliment.

### Rear Garden

Enclosed rear and side gardens with lawn and shrubs and patio areas, two garden sheds, wood fencing with gate leading to :-

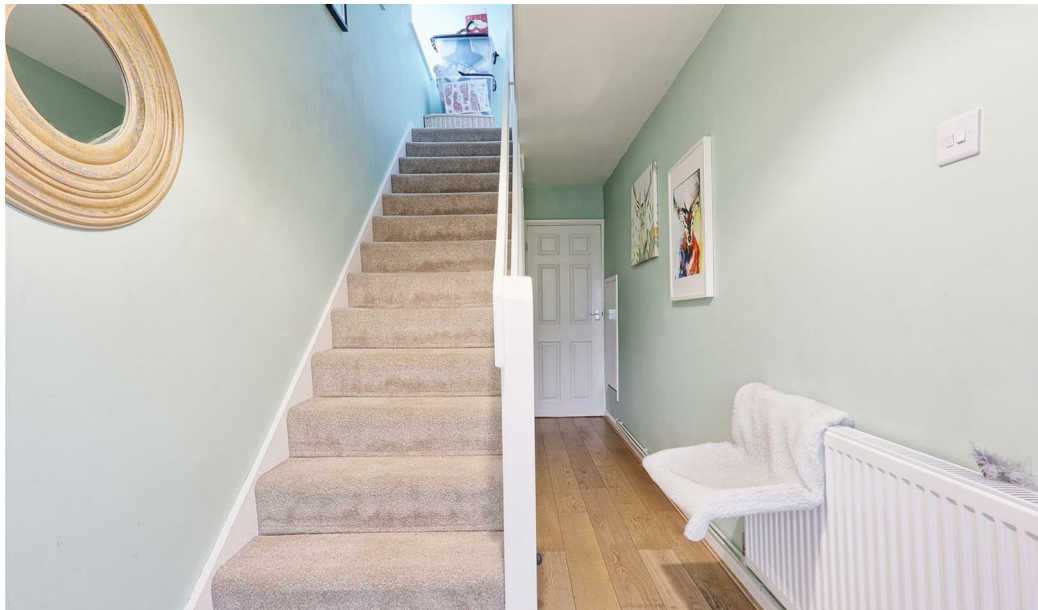
### Garage and Parking

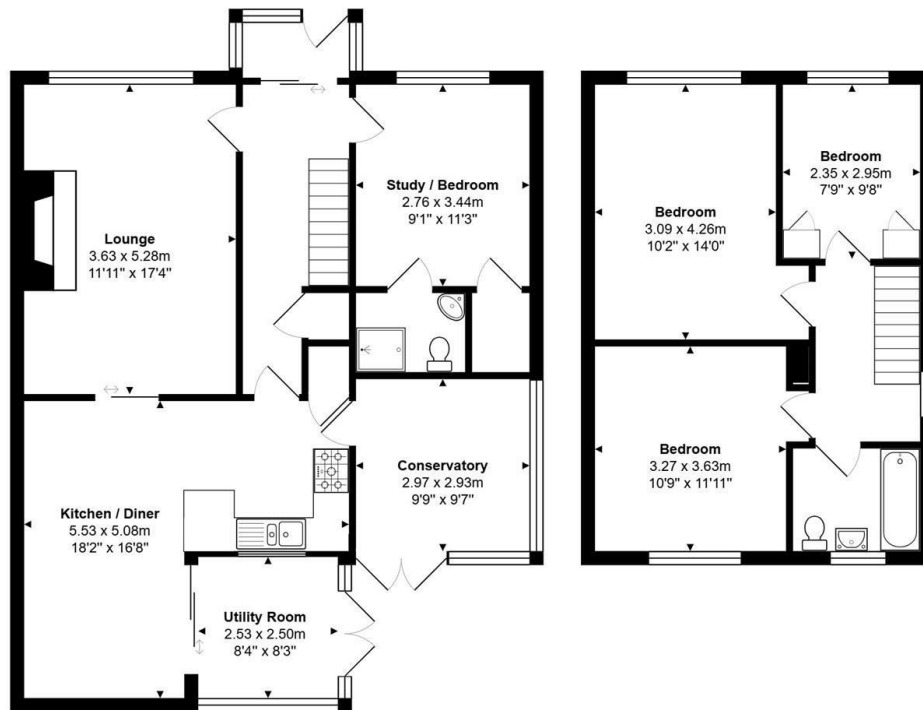
single garage with up and over door with parking for one car in front

Front Garden

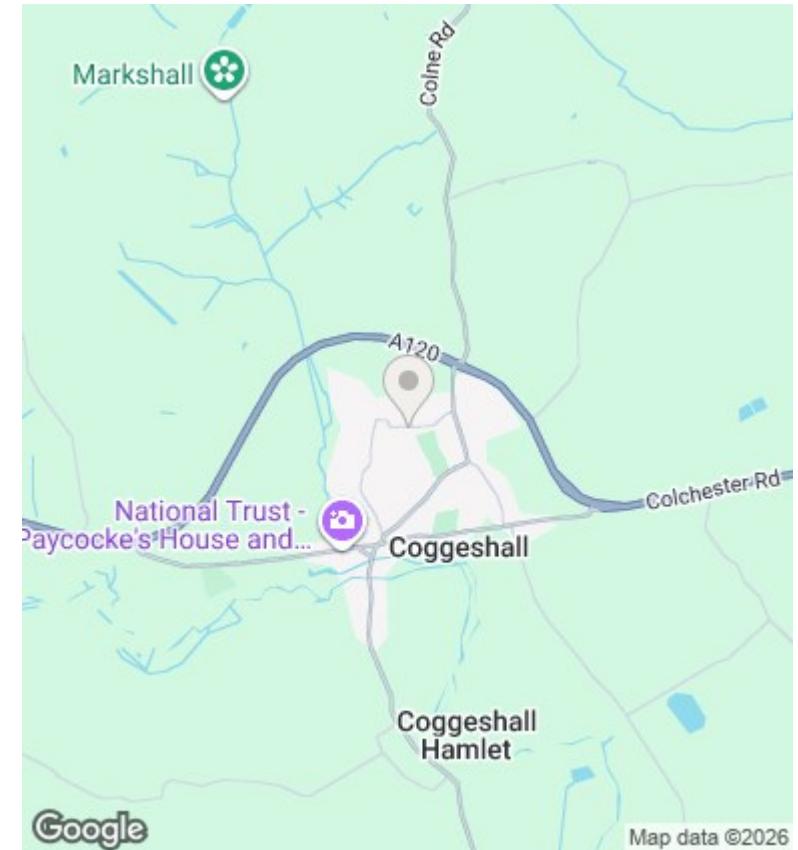
Laid mainly to shingle with mature shrubs.







Total Area: 127.8 m<sup>2</sup> ... 1376 ft<sup>2</sup>  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	