PHILIP·JAMES·ESTATES

92 Purcell Road, Witham, Essex, CM8 1FF

£1,800 Per Month

- Available mid Oct
- Bathroom, cloak room and en suite shower room
- Good sized family home
- Four bedrooms
- Enclosed rear garden
- Allocated parking
- Viewing advised

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
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Available md Oct this 4 bedroom townhouse nestled in a tranquil setting and green space to the front, this beautifully presented home offers a perfect blend of comfort, style, and convenience. Ideally located near the highly acclaimed Chipping Hill Primary School, rated 'Outstanding' by Ofsted, this exceptional residence is a must-see. Upon entering, you are welcomed by a spacious and elegantly appointed lounge and dining area, perfect for both relaxed family living and entertaining guests. The modern fitted kitchen boasts quality appliances, while the ground floor cloakroom adds practicality. French doors open onto the private rear garden, seamlessly extending the living space outdoors. The first floor hosts two generously proportioned double bedrooms, a versatile single bedroom, ideal as a nursery or home office, and a contemporary family bathroom. Occupying the entire top floor, the impressive principal suite features fitted wardrobes, dressing area with an en-suite shower room. Further benefits include an enclosed rear garden and the convenience of two private parking spaces. This exceptional home offers a rare opportunity to acquire a stylish and well-located residence in a desirable community. Early viewing is highly recommended.

4 2 1

Council Tax Band: D

Entrance Hall
Entrance leading to hallway with doors to :

Downstairs Cloakroom
Low Level WC, wash hand basin, radiator.

Fitted Kitchen
10'2" x 8'0"
Double glazed window to front aspect, radiator, range of base and eye level units, integral fridge/freezer, oven, hob and extractor. Splashback, one and half bowl sink and mixer tap set.

Lounge/Dining Room
16'7" x 15'0"
Double glazed French doors with additional windows to side, two radiators.

Stairs to First Floor
Storage cupboard, doors to :-

Bedroom Two
14'5" x 6'8"
Double glazed window to front aspect, radiator.

Bedroom Three
12'5" x 8'6"
Double glazed window to rear aspect, radiator

Bedroom Four
9'0" x 6'6"
Double glazed window to rear aspect, radiator.

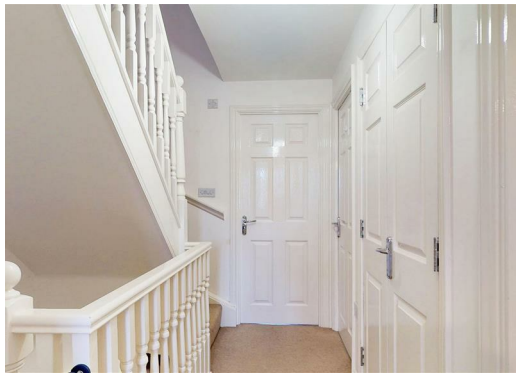
Family Bathroom
Double glazed window to front aspect, panel bath with mixer tap set, low level WC, wash hand basin, heated towel rail, part tiled walls to compliment.

Stairs to Second Floor
radiator, door to :-

Bedroom One
Two velux windows to rear aspect, radiator, dressing area, door to :-

Ensuite
Double glazed window to front aspect, low level WC, wash hand basin, enclosed shower cubicle, heated towel rail.

Rear Garden
Enclosed rear garden with gate leading to allocated parking for two cars.



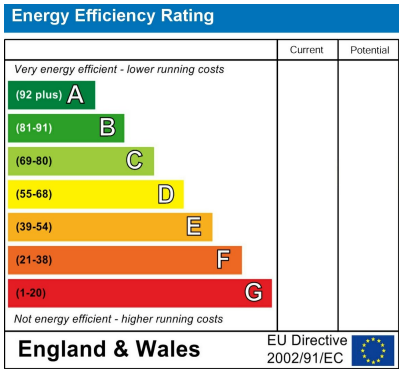
Directions

Viewings

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

Council Tax Band

D



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