



7 Dampier Road, Coggeshall, Colchester, Essex, CO6 1QZ

£825,000

- Immaculate condition
- Large kitchen/dining/day room
- Tastefully decorated
- Viewing highly recommended
- Two further reception rooms
- Cul de sac position
- Four double bedrooms
- Double garage
- Next to nature reserve

7 Dampier Road, Colchester CO6 1QZ

An opportunity to purchase this four bedroom detached family house which has the benefit of having a large kitchen/diner/family room with two further reception rooms, study, utility and cloakroom. Four bedrooms, one ensuite and one family bathroom, double garage, parking, enclosed rear and side gardens, viewing advised of this immaculate family home.



Council Tax Band: F



Entrance Hall

6'10" x 6'5"

Composite front door leading to hallway, two double glazed windows to side aspect, radiator, tiled floor, doors leading to :-

Study

9'10" x 8'7"

Double glazed window to front aspect, radiator.

Kitchen / Dining / Family Room

21'0" x 22'0"

Double glazed patio doors to rear garden, under floor heating, tiled flooring, luxury Hacker fitted kitchen with two built in ovens, fridge, freezer, wine cooler, inset sink with mixer tap set with water filter for drinking water. Hob inset to large island with breakfast bar seating, Range of base and eye level units, granite work tops, integral dishwasher Separate control unit for under floor heating all controlled via Hive unit. Two light lanterns giving ample natural light, inset spotlights. Doors leading to :-

Lounge

20'0" x 12'9"

Double glazed window to rear aspect, underfloor heating

Playroom

12'9" x 10'2"

Double glazed window to front aspect, radiator.

Utility room

8'8" x 5'0"

Double glazed door leading to side, tiled flooring, single sink with mixer tap set, range of base and eye level units, plumbed for washing machine and space for tumble dryer. water softener inset spot lights to compliment

Downstairs Cloakroom

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

Bedroom One

14'10" x 12'11"

Double glazed window to front aspect, built in wardrobes, radiator, door to :-

En Suite/Wet Room

12'6" x 4'4"

Double glazed window to rear aspect, wash hand basin inset to vanity unit, shower, low level WC. Fully tiled to compliment, heated towel rail.

Bedroom Two

12'10" x 9'11"

Double glazed window to front aspect, radiator,

Bedroom Four

11'2" x 8'8"

Double glazed window to rear aspect, radiator.

Bedroom Three

10'6" x 10'2"

Double glazed window to rear aspect, radiator

family Bathroom

11'2" x 5'4"

Double glazed window to side aspect, low level WC, wash hand basin inset to vanity unit, panel bath with shower over, shower screen, heated towel rail, part tiled to compliment.

Stairs and Landing

Stairs to first floor, landing with double glazed window to first floor, storage cupboard, loft hatch, doors to :-

Gardens

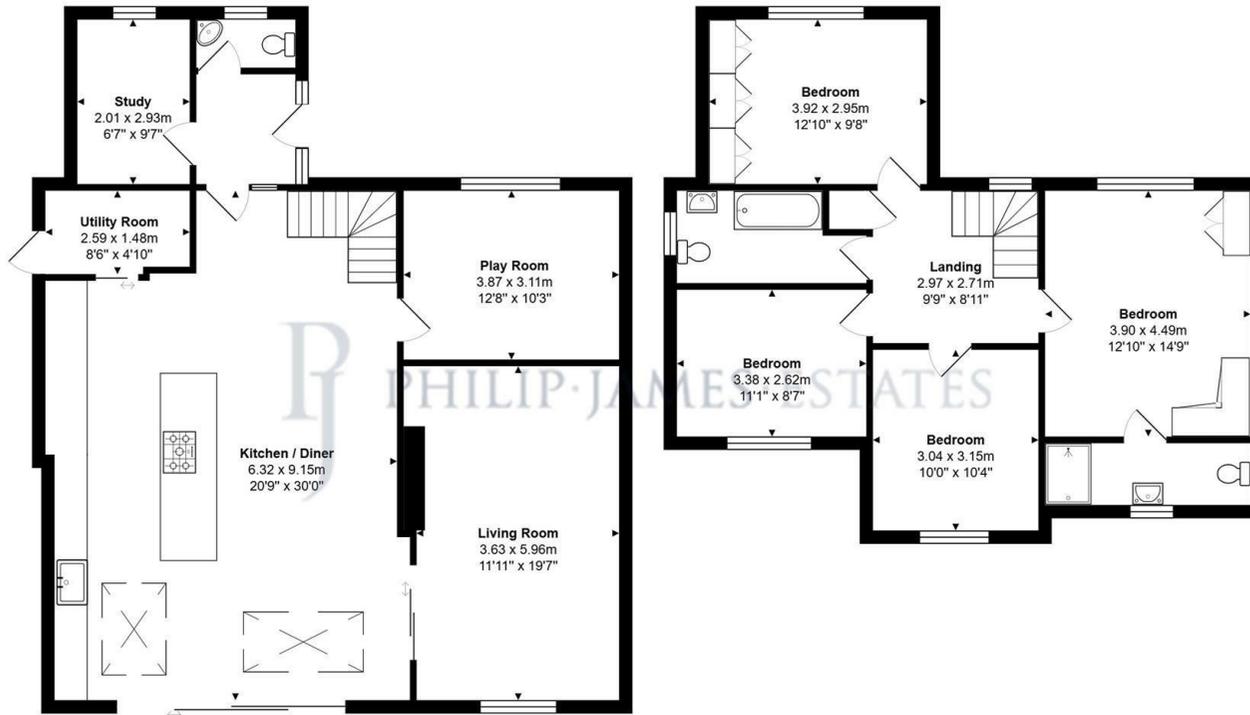
The property benefits from having a landscaped garden with a patio area to the rear which also carries on to the side providing ample room for children's swings etc. There is also side access to the front which is block paved which carries on around the front of the house. There is also an electric car charging point connected.

Garage and Parking

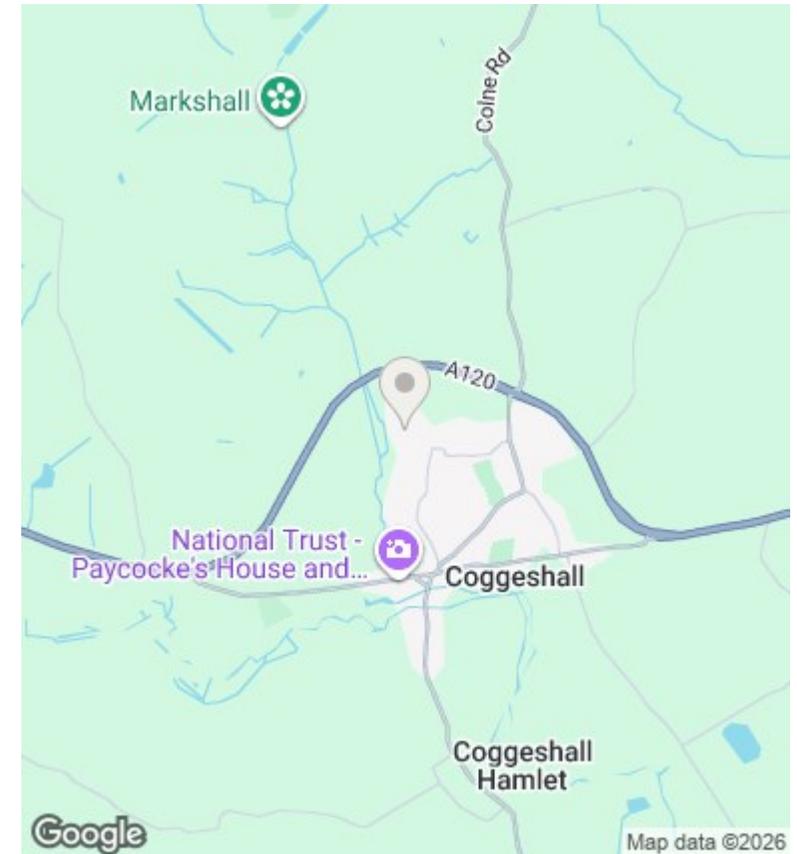
Driveway providing ample parking leading to detached double garage with power and light connected and side pedestrian door to garden.







Total Area: 171.2 m² ... 1843 ft²
 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

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	