



41 Hitcham Road, Coggeshall, Colchester, Essex, CO6 1QS

£440,000

- Three double bedrooms
- Quiet Cu de Sac position
- 22' Kitchen/Diner
- Bi-fold doors opening to garden and patio
- Viewing advised
- Approx 1079 sq ft excluding garage
- Beautifully presented throughout
- Spacious 19'9 lounge with wood burner

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Philip James Estates are pleased to offer for sale this spacious and beautifully presented three-double-bedroom semi-detached family home, situated in a quiet cul-de-sac in the highly sought-after village of Coggeshall. The property offers approximately 1,079 sq ft of well-proportioned accommodation, excluding the garage, and has been significantly improved to provide excellent modern family living.

The ground floor features an impressive 19'9" lounge with wood-burning stove and bi-fold doors opening onto the rear garden, together with a superb 22' kitchen/dining room with integrated appliances, roof lantern and further bi-fold doors opening onto the side patio. A downstairs cloakroom completes the ground floor accommodation. Upstairs are three genuine double bedrooms and a spacious family bathroom incorporating both a bath and separate double shower. Externally, the property benefits from landscaped front and rear gardens, driveway parking for two vehicles and a garage with electric door, power and lighting. An early viewing is highly recommended to appreciate the space, presentation and location offered by this excellent family home.



Council Tax Band: C



Entrance

Composite front door with double glazed matching side panels allowing light to the :-

Entrance Hall

Tiled flooring, radiator, stairs to first floor, doors to :-

Downstairs Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin, heated towel rail. tiled floor and part tiled walls to compliment.

Lounge

19'9" x 14'2"

Fireplace with wood mantle and tiled hearth, wood burner, three radiators, inset spot lights, bi-fold doors leading to rear garden. Door to :-

Kitchen/Dining Room

22'0" x 10'2"

Double glazed window to rear aspect, range of base and eye level units incorporating oven, five ring hob and extractor, fridge/freezer washing machine and dishwasher. Under cabinet and spotlights to compliment, one and half bowl sink with mixer tap set, wood effect flooring, bi-fold doors to side patio, ceiling light lantern allowing plenty of natural light.,

Stairs and Landing

Stairs to first floor, storage cupboard housing combi boiler, doors to :-

Bedroom One

15'0" x 11'0"

Double glazed window to front aspect, built in cupboard, radiator,

Bedroom Two

15'4" x 9'9"

Double glazed window to rear aspect, built in wardrobes, feature wall and radiator.

Bedroom Three

11'8" x 8'2"

Double glazed window to front aspect, feature wall, radiator, loft hatch.

Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath and tiled separate double shower cubicle. Heated towel rail, tiled floor and walls to compliment.

Rear Garden

Commencing with patio area with the remaining laid to lawn. Garden shed which will remain, Side access leading to :-

Front Garden

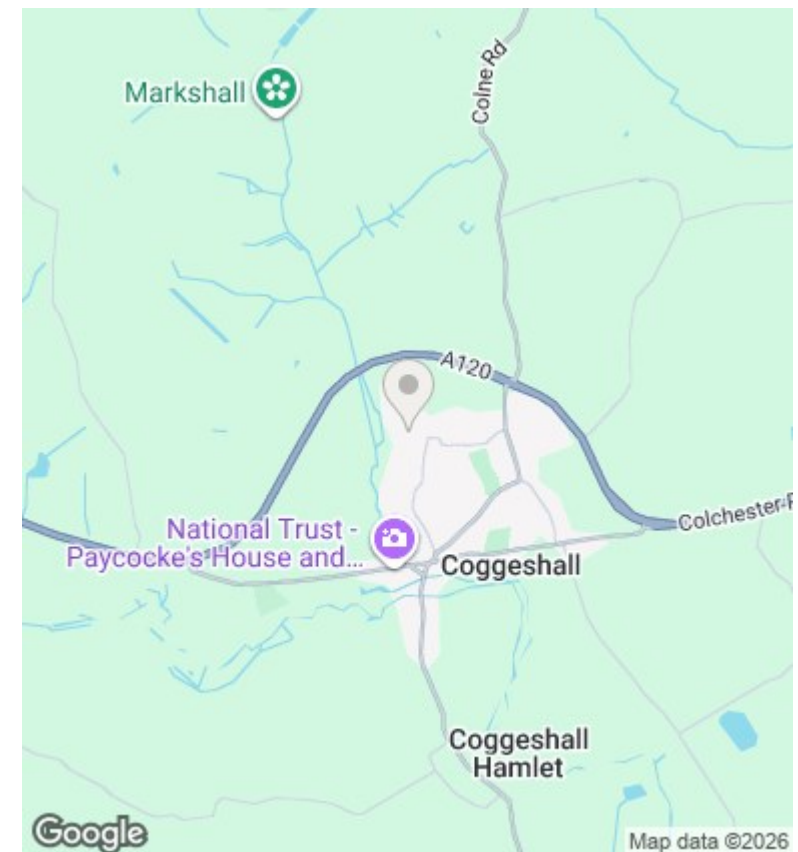
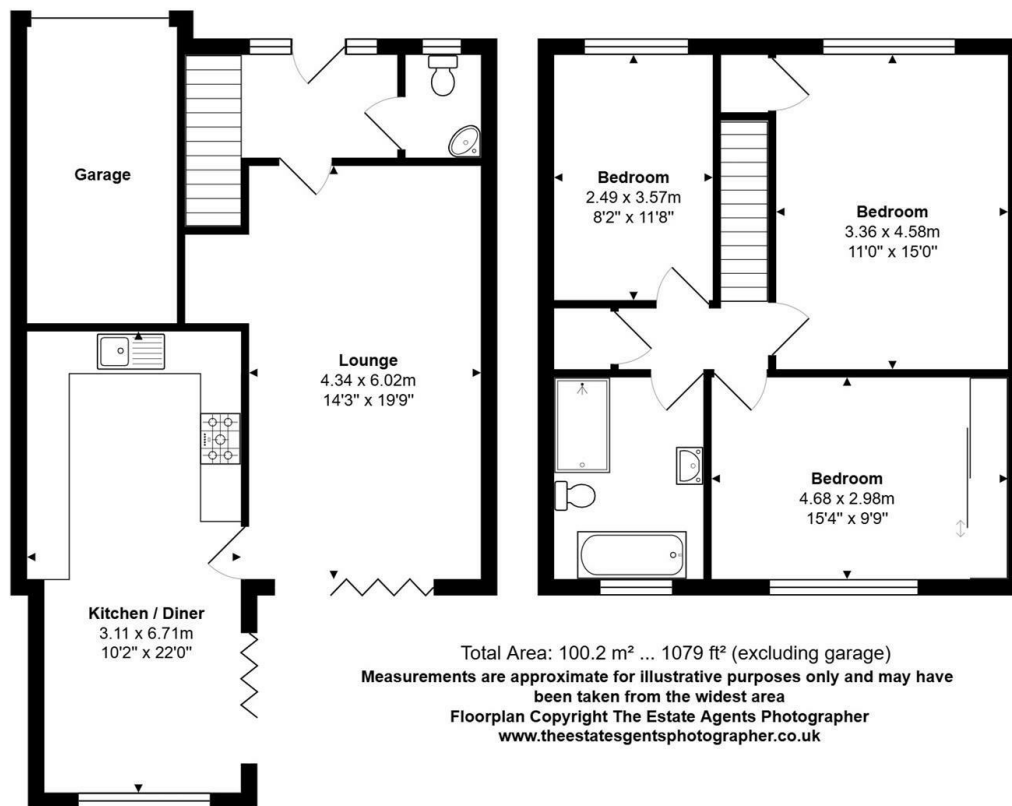
Good sized front garden which has been landscaped by the current vendor leading to the stairs and raised seating area.

Driveway and Garage

Independent drive allowing parking for two cars leading to single garage with electric garage door. Power and light connected.







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		