



31 Hitcham Road, Coggeshall, Coggeshall Colchester, Essex, CO6

Price £415,000

- Viewing highly recommended
- Overlooking Nature Reserve
- Open plan
- Three bedrooms
- Separate snug/study

31 Hitcham Road, Coggeshall Colchester CO6 1QS

Viewing is highly recommended to avoid disappointment on this three bedroom home which benefits from having open plan living together with a separate snug, fitted kitchen and downstairs cloakroom to the ground floor. To the first floor there are three double bedrooms and a large bathroom with bath and separate shower cubicle. Enclosed rear garden with summer house which has power, light and internet connected. Overlooking nature reserve, private drive for two cars.



Council Tax Band: C



Entrance Hall

Composite front door with glass side panels leading to hallway, stairs to first floor, door to cloakroom, double wood glazed doors leading to :-

Lounge/Diner

30'1" x 14'2"

Open plan with feature fireplace with mantle and hearth, feature radiator, engineered wood flooring, double glazed window to side aspect, Double glazed French doors with side panels leading to rear garden.

Fitted kitchen

11'1" x 10'3"

Double glazed window to rear aspect, range of base and eye level units with concealed lighting, integral washing machine, dishwasher, double oven and microwave. Gas five ring hob with extractor over, integral full size fridge and separate freezer, one and half bowl sink with mixer tap set, splashbacks, spotlights and tiled flooring to compliment

Snug/Study

15'5" x 7'7"

Double glazed window to front aspect, radiator.

Downstairs Cloakroom

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

Stairs and Landing

Stairs rising to first floor, storage cupboard, doors to :-

Bedroom one

14'10" x 10'10"

Double glazed window to front aspect, storage cupboard, radiator.

Bedroom Two

15'4" x 9'10"

Double glazed window to rear aspect, radiator.

Bedroom Three

11'6" x 8'1"

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

Bathroom

9'10" x 7'8"

Double glazed window to rear aspect, low level WC, hand basin inset to vanity unit with storage. Panel bath with mixer tap set, enclosed double shower cubicle, heated towel rail, fully tiled walls and floor and spot lights to compliment

Rear Garden

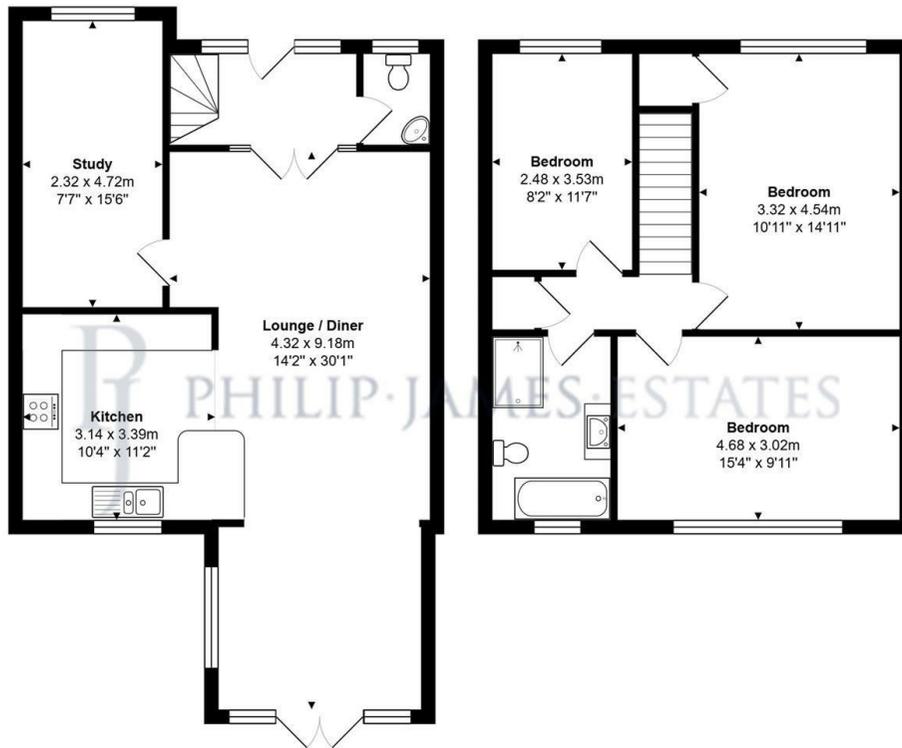
Over looking Nature reserve, commencing with patio area, laid to lawn with shrubs and flower borders. Summer house with power, light and internet connected, side pedestrian access leading to :-

Front Garden

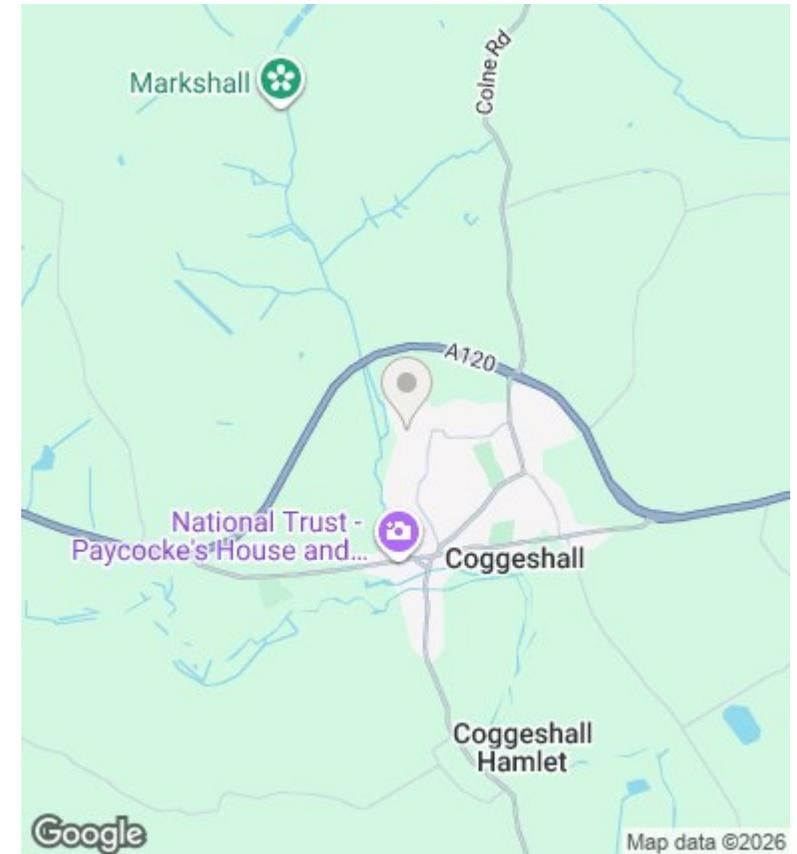
Independent driveway with parking for two cars, laid to lawn with shrubs.







Total Area: 115.6 m² ... 1244 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

C

| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |