PHILIP·JAMES·ESTATES

12 Willow Gardens, Feering, Colchester, Essex, CO5 9GB

£535,000

- Viewing is highly recommented
- Cul de Sac position
- Four double bedrooms
- Kitchen/ Diner
- overlooking greensward to rear
- Driveway and Garage

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
01376563656

info@philipjamesestates.co.uk
philipjamesestates.co.uk

12 Willow Gardens, Colchester CO5 9GB

Viewing is highly recommended on the four bedroom detached family home which overlooks greensward to the rear. The property consists of lounge, kitchen/diner. utility and downstairs cloakroom to the ground floor. To the first floor there are four double bedrooms with the master having an en suite and then a family bathroom. Enclosed rear garden, single detached garage and driveway for two cars.

4 2 1 B

Council Tax Band: E

Entrance
Composite front door leading to :-

Hallway
Two storage cupboards, wood effect flooring, stairs to first floor, radiator, doors to :-

Lounge
20'2" x 13'9"
Double glazed bay window to side and double glazed window to front aspect, radiator.

Kitchen/Diner
20'2" x 10'7"
Double glazed windows to side and rear aspects, wood effect flooring, radiator, French doors with double glazed side panels to side aspect. Range of base and eye level units, one and half bowl sink with mixer tap set, four ring gas hob with extractor over and electric double oven, built in dishwasher. Door to :-

Utility Room
7'1" x 5'3"
Base and eye level unit, gas boiler, plumbed for washing machine and space for tumble dryer, wood effect flooring

Cloakroom
Low level WC, wash hand basin, heated towel rail, extractor fan.

Stairs and Landing
Stairs to first floor, storage cupboard, loft hatch, doors to :-

Bedroom One
11'7" x 10'11"
Double glazed window to side aspect, radiator, built in wardrobes, door to :-

En Suite
Double glazed window to rear aspect, low level WC, wash hand basin, enclosed double shower cubicle, wood effect flooring, heated towel rail, part tiled walls to compliment.

Bedroom Two
11'1" x 9'0"
Double glazed windows to front and side aspects, radiator

Bedroom Three
10'9" x 9'5"
Double glazed window to side aspect, radiator

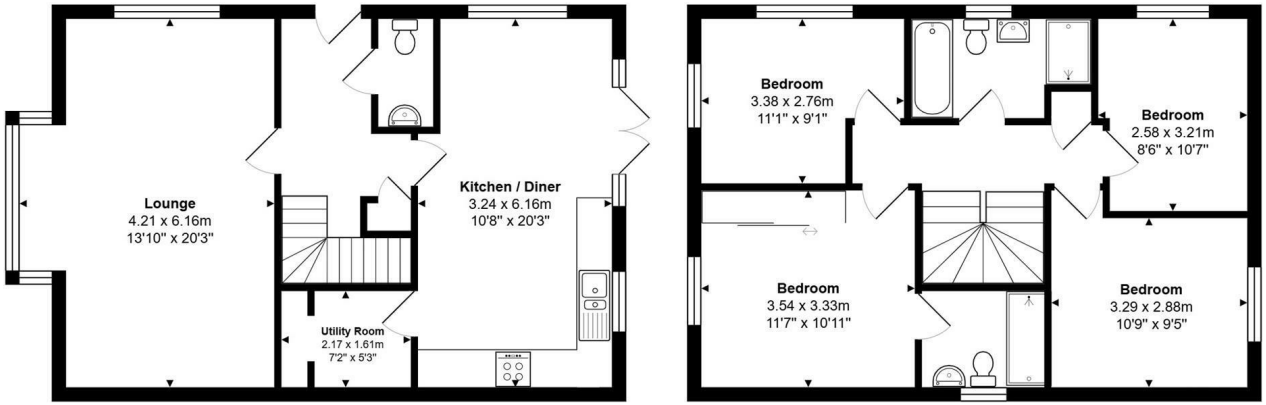
Bedroom Four
10'6" x 8'5"
Double glazed window to front aspect, radiator.

Bathroom
Double glazed window to front aspect, low level WC, wash hand basin, panel bath with mixer tap set, separate enclosed shower cubicle. Tiled flooring, heated towel rail and part tiled walls to compliment.

Rear Garden
Enclosed rear garden side access leading to :

Garage and Parking
Driveway for two cars, single garage with light and power connected.

SAMSUNG



Total Area: 114.5 m² ... 1232 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
Floorplan Copyright The Estate Agents Photographer
www.theestatesgentsphotographer.co.uk

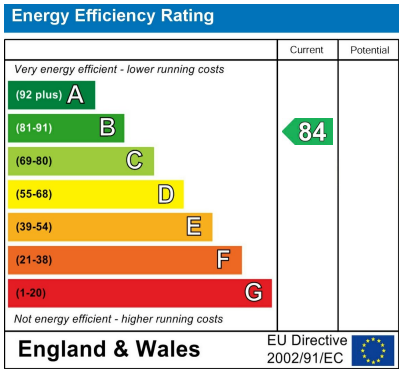
Directions

Viewings

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

Council Tax Band

E



17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
01376563656

info@philipjamesestates.co.uk
philipjamesestates.co.uk