



Gaillard Coggeshall Road, Kelvedon, Colchester, Essex, CO5 9NT

£840,000

- No chain
- Versatile accommodation
- Solar panels
- Viewing recommended
- Large rear Garden
- Three reception rooms
- Five bedrooms
- Ample parking
- En suite, family bathroom and downstairs cloakroom

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Philip James Estates are pleased to be able to offer for Sale this five bedroom detached house with the benefit of three reception rooms, two bathrooms, luxury fitted kitchen/breakfast room and large outside space. The property should be viewed to appreciate the accommodation that the home offers which would suit a growing family. Parking for several cars and single garage, the house is offered on a chain free, please call for further details.



Council Tax Band: G



Entrance Porch

Composite front door with glazed side panels, tiled floor, electric heater, door to :-

Study

13'11" x 9'8"

Double glazed window to front aspect, electric heater, wood effect flooring, built in storage cupboards, door to :-

Utility Room

9'11" x 3'9"

Range of base units, single sink with mixer tap set, plumbed for washing machine, wood effect flooring

Downstairs Cloakroom

11'3" x 5'10"

Double glazed window to side aspect, low level WC, wash hand basin built in to storage unit, tiled splashback to complement, wood effect flooring, storage hooks for coats etc.,

Hallway

Generous hallway with understairs storage cupboard, stairs to first floor, radiator, wood effect flooring, doors to :-

Kitchen/Breakfast Room

20'0" x 9'9"

Double glazed windows to front and side aspects, range of base and eye level units, single sink with mixer tap set, range style cooker, extractor hood over and built in Neff microwave. Integral dishwasher and fridge/freezer, wood effect flooring with underfloor heating, tiled splashback to complement. Velux style window providing additional natural light above kitchen, double glazed door to side.

Lounge

18'5" x 11'10"

Double glazed window to rear aspect, radiator, feature fireplace with coal effect fire. Double glazed door to rear garden

Dining Room

13'8" x 13'5"

Double glazed windows to rear and side aspects, radiator, double doors also allowing access to lounge.

Stairs and Landing

impressive staircase leading to first floor, large landing with storage cupboard, double glazed window to front aspect, radiator, loft hatch, doors to :-

En Suite

10'11" x 5'9"

Double glazed window to side aspect, underfloor heating, double shower cubicle, wash hand basin inset to vanity unit with base storage and wall units. Heated towel rail, tiled walls and inset spot lights to complement.

Bedroom Four

13'8" x 9'4"

Double glazed window to rear aspect, radiator.

Bedroom Five

9'9" x 8'1"

Double glazed window to rear aspect, radiator.

Bedroom Three

9'11" x 7'7"

Double glazed window to front aspect, radiator.

Bedroom One

13'10" x 13'8"

Double glazed window to rear aspect, radiator, door to :-

Bedroom Two

13'8" x 12'3"

double glazed window to front aspect, radiator.

Bathroom

Double glazed window to side aspect, low level WC, wash hand basin inset to vanity unit with storage below, panel bath with shower over, shower screen. heated towel rail, tiled walls and inset spot lights to complement.

Rear Garden

Commencing with a large patio area with feature slabs, fish pond with raised flower beds to complement. steps leading to remaining good sized garden which is predominantly laid to lawn with mature shrubs, wood built summer house, storage shed to the rear of the garden, outside tap, two external power points. Side gate giving access to front of the property.

Front Garden/Parking

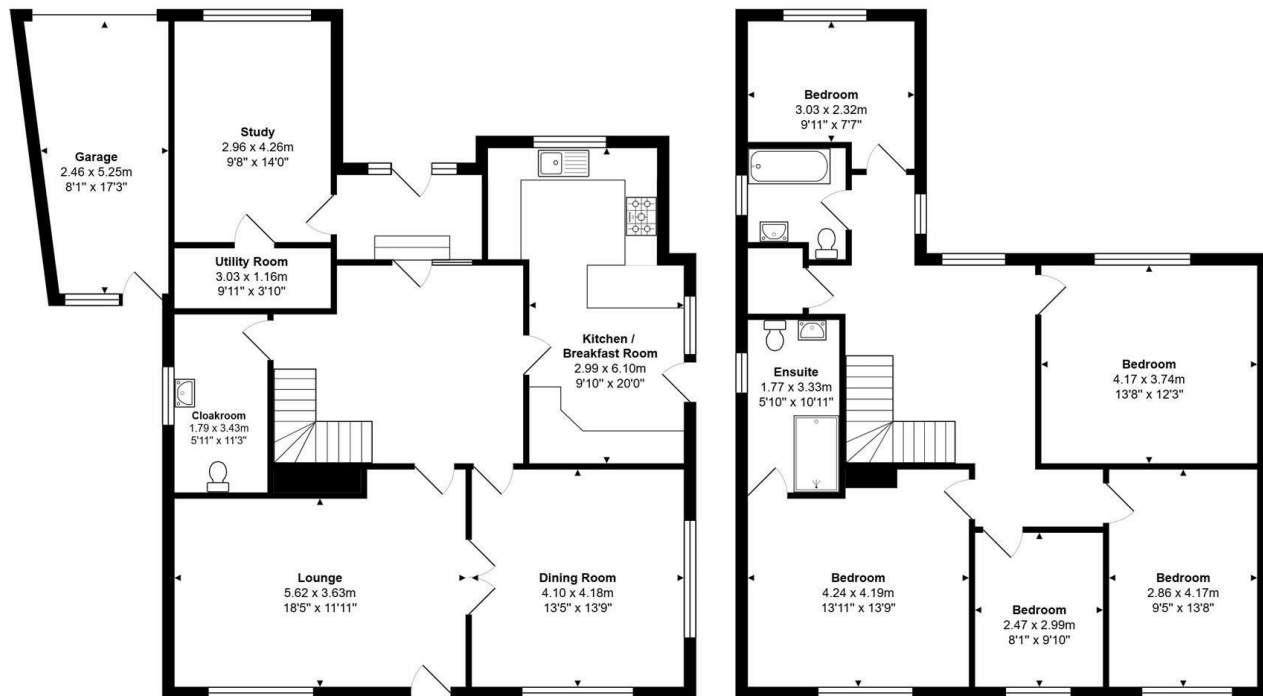
Large independent driveway providing ample parking for several cars, lawned and shrub borders. EV charging point fitted to the front of the house, outside tap.

Garage

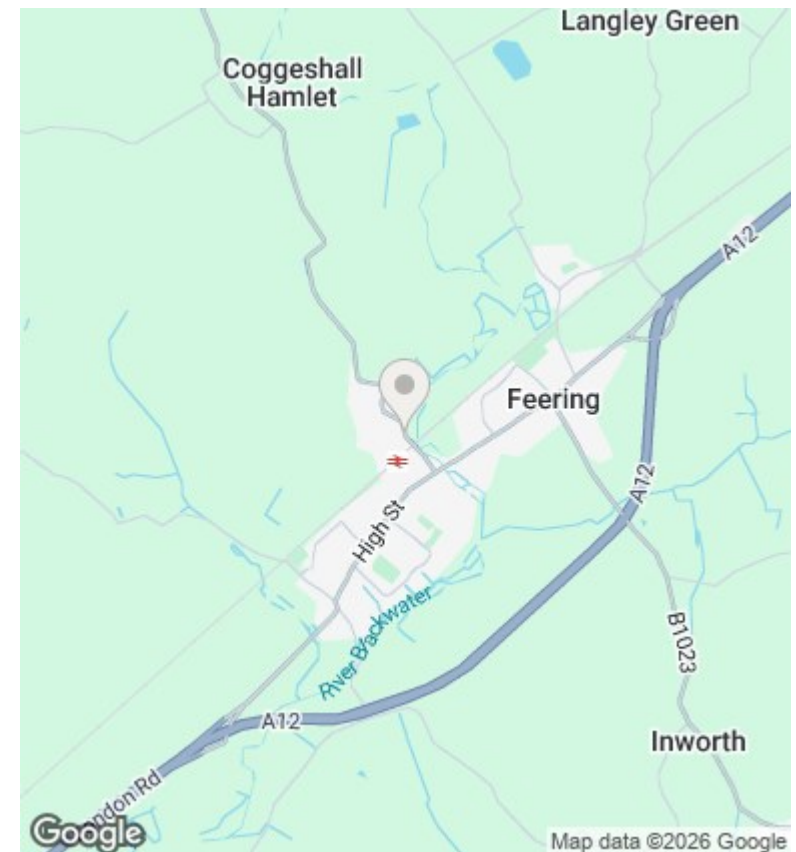
Garage has power and light connected. walls are lined/plastered and has two velux windows







Total Area: 215.4 m² ... 2319 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

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(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	