Fenn Wright

THE HOME OF PROPERTY



72 School Road, Copford, Colchester, Essex, CO6 1BU

Asking Price: £985,000 Subject to Contract - Freehold

A spacious detached bungalow offering versatile accommodation on a plot of approx. 2.68 acres with scope for further development STPP in this sought after village location.

- Spacious detached bungalow
- Plot of approx. 2.68 acres
- Scope for further development STPP
- Five bedrooms
- Two reception rooms
- Ample off road parking
- Sought after village location
- Outbuildings
- Planning permission for entertainment room
- Double garage

stanway@fennwright.co.uk **01206 216543**


#IT'S COMING HOME


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The entrance hall leads to the kitchen which offers a range of fitted units and work surfaces with cupboards and drawers under, plumbing for washing machine, inset sink with mixer taps, built-in four ring gas hob and electric oven, windows to the front and side, tiled flooring and doors that lead to the conservatory which is brick based and double glazed with doors leading to the garden.

The good size lounge has two windows to the front, fireplace with log burner, door leading to an inner hall and further door leading to the study / playroom and sliding double glazed doors to the side.

Four of the five bedrooms can be accessed from the hallway with the fifth accessed from one of the bedrooms which also gives access to a Jack and Jill bathroom shared with another bedroom offering itself as a perfect dressing room arrangement.

There is also a separate family bathroom.

Outside
The bungalow is on a plot of approx. 2.68 acres mainly laid to lawn with various shrubs and mature trees, surrounded by farmland.

There is ample off road parking to the front and two large garages. There is a timber summer house which has power connected, two good size barns and storage shed. There is a hardstanding area (a disused tennis court) which has planning permission for a large entertainment room (see planning ref 211454)























Location

The property is set back from School Road along a private land, a short distance to Copford Primary School. Copford offers excellent transport links for London via the A12 for the M25. Nearby Marks Tey station offers services for London Liverpool Street. The A120 gives access to London Stansted Airport.

Shopping facilities are a short distance away at Stanway, Tollgate and Stane Park Retail Parks.

There is also good secondary schools nearby at Coggeshall and Stanway.

Important information

Council Tax Band – F
Services - We understand that mains water, gas, drainage and electricity are connected to the property.
Tenure - Freehold
EPC rating – TBC
Our ref - TOL260222

Agent's Note - we are advised that planning permission has been applied for and approved for the bungalow but we believe has since expired. Please see planning ref. no. 222773 at Colchester City Council.

Directions

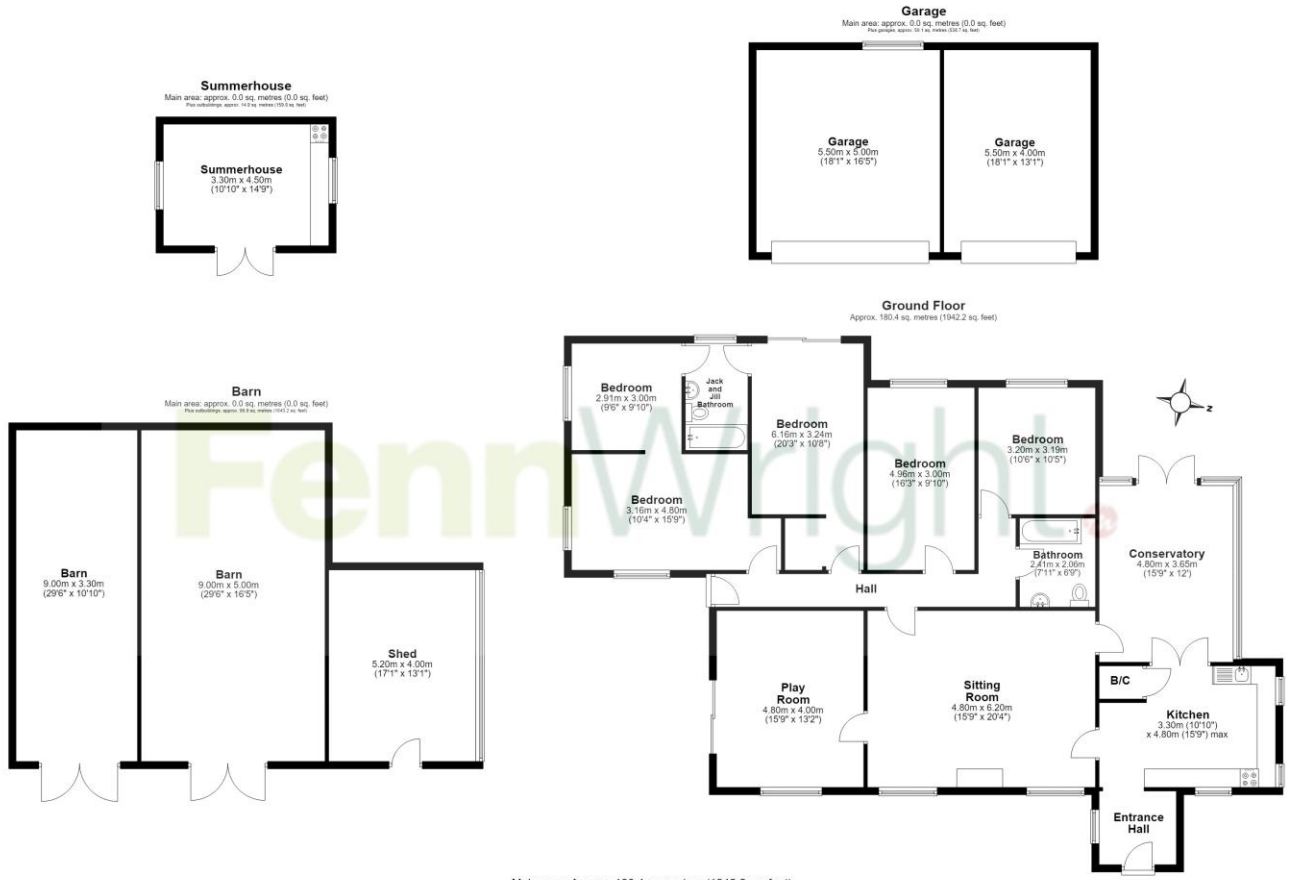
SatNav - postcode CO6 1BU





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72 School Road
Copford
Colchester, CO6 1BU



Main area: Approx. 180.4 sq. metres (1942.2 sq. feet)
Plus garages, approx. 50.1 sq. metres (538.7 sq. feet)
Plus outbuildings, approx. 111.8 sq. metres (1203.1 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

School Road, Copford, Colchester

FennWright

1 Tollgate East, Stanway, CO3 8RQ
01206 216543
stanway@fennwright.co.uk
fennwright.co.uk

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