



Kings Acre

Coggeshall

Located within the popular Kings Acre development in Coggeshall, this two-bedroom semi-detached home offers spacious accommodation, a generous rear garden, parking, and excellent potential to update and personalise. Ideally positioned for the town centre and local amenities.

Features

- Two-bedroom semi-detached home
- Popular Kings Acre development
- Spacious kitchen/dining room
- Lounge with French doors to garden
- Generous rear garden
- Family bathroom
- Ideal opportunity to modernise
- Convenient for town centre and amenities

Description

Situated within the well-regarded Kings Acre development, this two-bedroom semi-detached home offers well-proportioned accommodation throughout and presents an excellent opportunity for a buyer looking to put their own stamp on a property. The accommodation begins with an entrance hall providing access to the principal ground floor rooms and stairs rising to the first floor. On your right as you enter is a spacious kitchen/dining room fitted with a range of units, ample work surface space and room for a dining table, making it an ideal everyday family space.

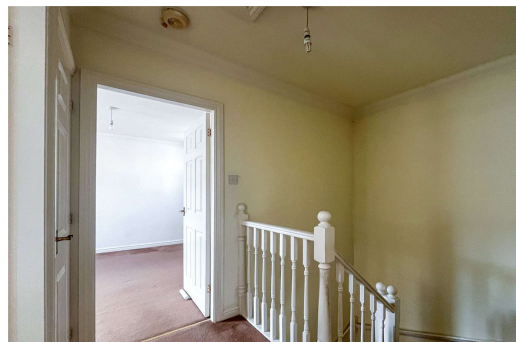
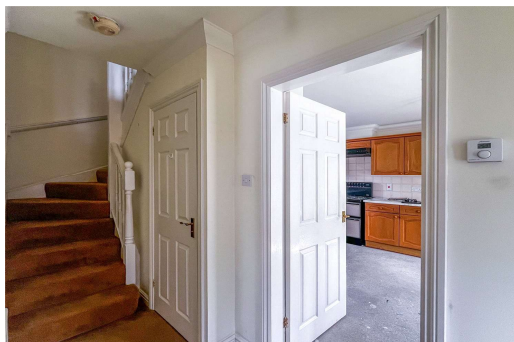
Opposite is the lounge, which enjoys views over the garden and features French doors opening directly onto the patio, allowing plenty of natural light to flood the room and

creating an excellent connection between the indoor and outdoor living spaces.

On the first floor, the landing leads to two well-proportioned bedrooms and a bathroom. Both bedrooms are comfortable sized doubles with fitted wardrobes. Outside, the rear garden is larger than many modern developments and is predominantly paved, offering a low-maintenance outdoor space with plenty of room for seating and entertaining. Side access leads to the front of the property.

Kings Acre remains one of Coggeshall's most popular residential areas, offering convenient access to local amenities, schooling and the historic town centre, whilst also being well positioned for commuters travelling to nearby towns and railway stations.





Accommodation

Entrance Hall

Kitchen/Diner

4.05m x 3.51m

Living Room

4.05m x 3.21m

Landing

2.76m x 1.90m

Bedroom 1

4.05m x 3.21m

Bedroom 2

4.05m x 2.61m

Bathroom

Location

Nestled in the Essex countryside, Coggeshall is a charming village renowned for its rich history and beautiful medieval architecture. With origins dating back over a thousand years, the village boasts a stunning collection of timber-framed buildings, including the famous Paycocke's House and Grange Barn, reflecting its prosperous past in the wool trade.

Coggeshall is more than just a historical gem; it's a vibrant community that hosts various local events throughout the year, such as the annual music festival, numerous beer festivals and festive

Christmas markets. The surrounding countryside offers ample opportunities for outdoor activities, making it perfect for nature lovers.

Despite its tranquil setting, Coggeshall enjoys excellent connectivity. The nearby A120 provides easy access to Colchester, Chelmsford, and Stansted Airport. Witham and Kelvedon railway stations are also just a short drive away, offering direct services to London Liverpool Street. There is also the additional benefit of a community bus service available for the morning and evening rush hour at various pick up points in the village to Kelvedon station and return.

The village's thriving local scene includes independent shops, cafes, and restaurants, adding to its distinctive character. Whether you're drawn to its history, community spirit, or convenient location, Coggeshall offers an idyllic blend of rural charm and modern amenities, an ideal place to call home.



HERITAGE



APPROX INTERNAL FLOOR AREA
GROUND FLOOR 35 SQ M 376 SQ FT, FIRST FLOOR 34 SQ M 365 SQ FT
TOTAL 69 SQ M 741 SQ FT

This plan is for layout guidance only and is

NOT TO SCALE

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Additional Info

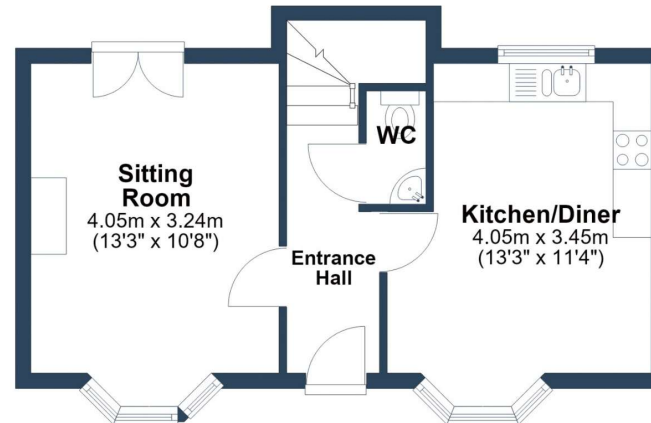
Tenure: Freehold
Council Tax Band :D

Services: Gas, Electricity, Water

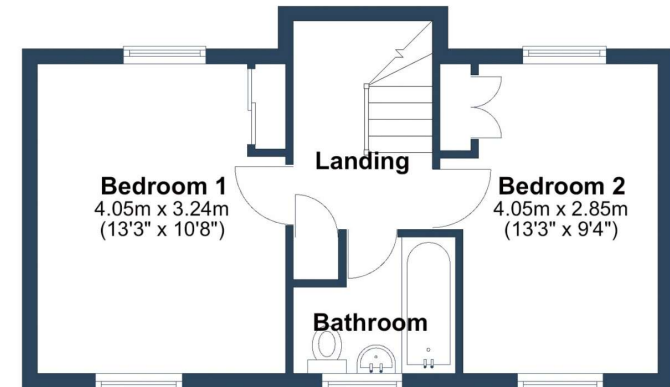
Local Authority: Braintree District Council

EPC Band: To be confirmed

Ground Floor



First Floor



Heritage Estate Agents

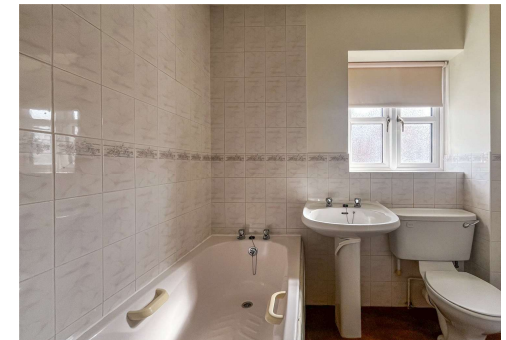
3b Church Street, Coggeshall, Essex
CO6 1TU

01376 566890

enquiries@essexheritage.co.uk

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