

Broom Knoll, East Bergholt, Colchester, CO7 6XN



3 bedrooms,  
1 reception room  
and 1 bathroom

Freehold

Guide Price

£285,000

Subject to contract

Modern family home





## Some details

### General information

This extended end terrace house is offered in show home condition, having been modified and decorated to suit the modern family. With three generous bedrooms, an open plan kitchen/dining/family room and sitting room, the home enjoys a low maintenance garden and garage (storage room), offered with no onward chain.

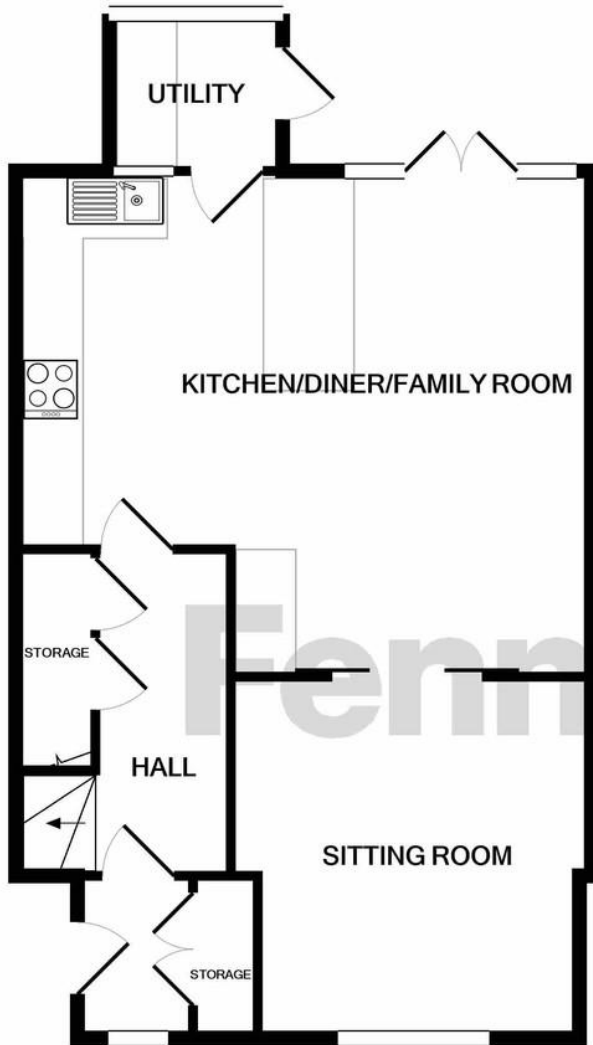
On entering the property you proceed into the reception hall, with sliding door storage cupboards, continuing into the extra wide hallway, with stairs up and a door to the welcoming rear family space. Very much the centre piece of the home, this "L" shaped room offers a modern kitchen with breakfast bar, room for a dining table and chairs and more if needed. The kitchen offers generous storage via its numerous base units, including the breakfast bar itself. An integrated fridge freezer, dishwasher, electric oven with hob and extractor will all be remaining for the new owners.

Double patio doors lead into the garden with a further rear lobby acting as a utility room, with its plumbing for a washing machine and work surface above. Turning back to the front of the home via some sliding doors is the sitting room. A warm feeling space with a sizable window overlooking the green to front.

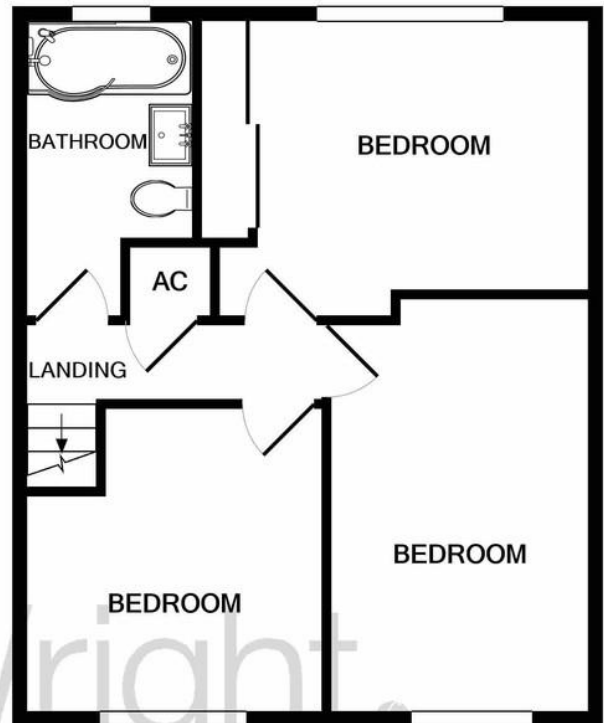
On the landing, there is an airing cupboard with doors to all three bedrooms and the bathroom, with loft hatch above. The boiler is situated in the loft which is part boarded with ladder and light. The bathroom is tiled with a "P" bath and shower, with vanity wash basin, WC and wall mounted towel rail. The bedrooms are all good sizes with bedroom one positioned to the rear, with sliding door wardrobes and a large window looking over the garden. Bedroom two and three are to the front, with bedroom three benefitting from an adjustment over the stairs giving it a much larger feel, with a built in bed and bunk above.



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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 559 SQ.FT.  
 (51.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 440 SQ.FT.  
 (40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Entrance hall  
Open plan kitchen / dining / family room  
19' 0" max x 17' 11" max (5.79m x 5.46m) "L" shaped room  
Sitting room  
11' 6" x 11' 0" (3.51m x 3.35m)  
Rear lobby  
Landing  
Bedroom one  
12' 2" plus wardrobes x 9' 5" (3.71m x 2.87m)  
Bedroom two  
14' 2" x 8' 10" (4.32m x 2.69m)  
Bedroom three  
9' 11" x 9' 10" (3.02m x 3m) "L" shaped room  
Bathroom  
Garage



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### Outside

The front garden is laid to shingle with a small step up to the front entrance. There are multiple parking spaces for Broom Knoll residents to park, on a first come, first served basis. The rear garden is enclosed by fencing and is part patio, part artificial lawn with retaining brick wall. There is rear gated access to the pathway behind with a door to the garage, currently utilised as a storage room/gym.

### Where?

East Bergholt is one of the largest villages in the Stour Valley region and is approximately 10 miles North of Colchester, 8 miles South of Ipswich and approximately 3 miles from Manningtree with its range of shopping facilities and mainline railway station to London Liverpool Street. The village also has a primary school and secondary school. East Bergholt is also famously known to be the birthplace of John Constable with Flatford Mill and Dedham both within a short drive.

### Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

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### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01206 397 222.



## Directions

From our office proceed away from Manningtree town centre along Station Road, at the roundabout take the third exit towards Brantham proceeding under the railway bridge and continuing straight over the next roundabout continuing up Ipswich Road and then after some distance turn left into Slough Road where you continue before turning into East End Lane. Follow the road ahead turning right into Broom Knoll where the property will be found on the right hand side tucked away in the corner.

To find out more or book a viewing

**01206 397 222**

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