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Signature

St Andrews, East End Lane,
East Bergholt, CO7 6XQ



St Andrews
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East Bergholt
Colchester
CO7 6XQ

St. Andrews is a wonderful family home sitting centrally within its plot approaching a 1/4 Acre (0.23) in an established setting with open spaces and country walks nearby, equidistant between East Bergholt and Manningtree having a main line railway station with direct links to London Liverpool Street.

- Entrance Hall with turning staircase
- Spacious sitting room
- Dining room
- Kitchen breakfast room
- Utility room
- Four double bedrooms
- En suite shower room
- Plot approaching 1/4 acre
- Double garage
- Open spaces and country walks nearby



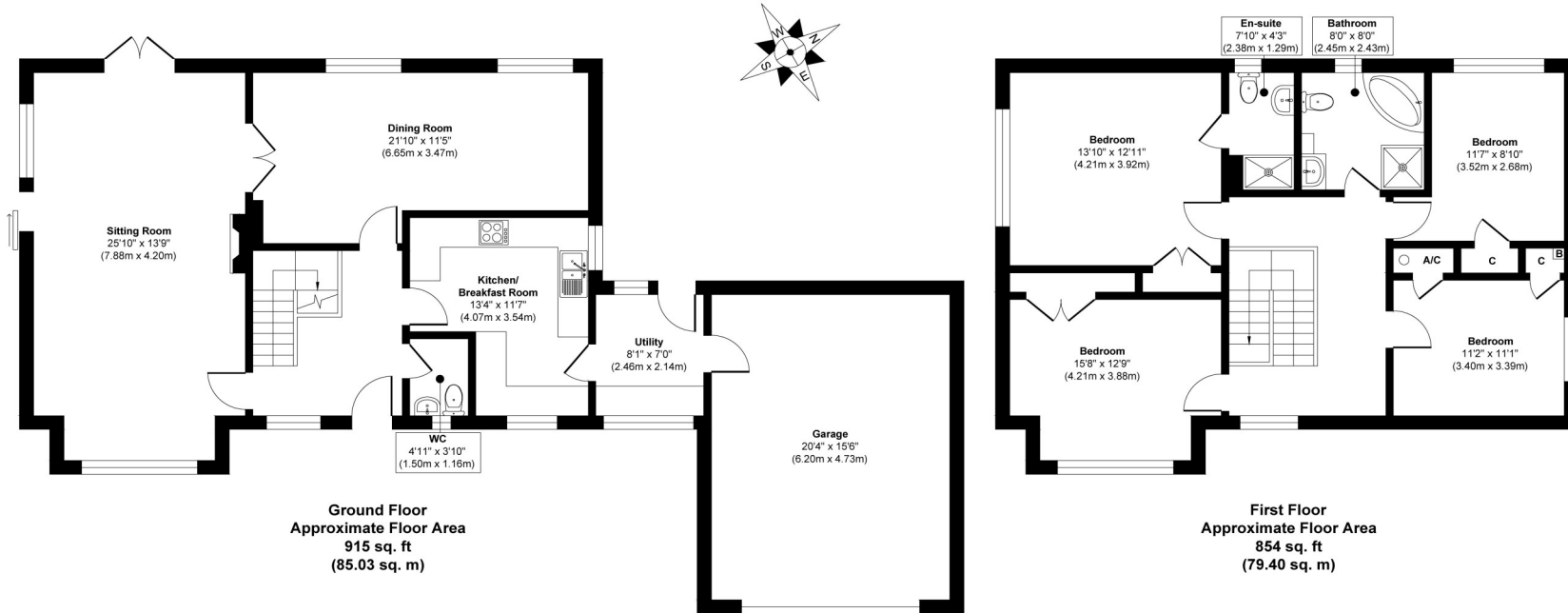
On entering St Andrews you are met by a spacious entrance hallway with turning staircase to the first floor. The hallway provides access to all principle rooms and cloakroom. The spacious triple aspect sitting room features a gas fired coal affect fire and fire place, a box bay window to the front elevation, sliding patio doors to the side leading to the large patio area and further French style doors leading to the rear garden. Double doors lead on to the dining room which has two windows to the rear overlooking the garden and internal door back to the central hallway. A well appointed kitchen breakfast room has a range of wall and base pine style units with roll top work surfaces, inset stainless steel sink unit with under unit space for fridge and dishwasher with a useful breakfast bar on two walls. A further door leads through to the utility room which has space for washing machine and tumble dryer and in turn provides access to the rear garden and double garage. The spacious first floor landing has a window to the front elevation and provides access to all four double bedrooms and family bathroom. The principle bedroom is located to the rear and has a window to the side elevation and door to the en-suite shower room with low level wc and wash hand basin. Bedroom two has a box bay window to the front elevation and integral wardrobe whilst bedroom three has a window to the side, airing cupboard and further cupboard housing the gas fired boiler. Bedroom four is to the rear overlooking the gardens and has an integrated cupboard.







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Approx. Gross Internal Floor Area 1769 sq. ft / 164.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

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Outside

St Andrews is screened from the road by mature conifers with driveway to one side leading to the double garage and enclosed front garden, which is predominately laid to lawn. The rear garden has a substantial patio to the side and rear with further patio area to the rear of the garage. The garden itself is laid to lawn with mature trees and shrubs.

Location

The property is ideally situated being equidistant from the village of East Bergholt and the town of Manningtree which has a wide range of shops, restaurant's and main line railway line to London Liverpool Street (55 minutes). Brantham itself has a parade of shops with a Co-op for day to day needs, primary school and sports centre whilst Manningtree railway station is just a few minutes drive away. 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 high school and primary school. East Bergholt is also famously known to be the birthplace of the painter John Constable with Flatford Mill and Dedham both within walking distance.

Directions

From our office proceed away from Manningtree Town Centre along Station Road. Upon reaching the roundabout take the third exit towards Brantham passing under the railway bridge continuing over the next roundabout proceeding up Brantham Hill continuing along this road turning left into Slough Road then right in to East End where the property will be found on the left hand side.

Important Information

Council Tax Band - F

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

Tenure - Freehold

EPC rating - C

Our ref - TC





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