

10 Maltings Park Road, West Bergholt, Colchester, CO6 3SG



Freehold

Guide Price

£400,000 - £425,000

Subject to contract

No onward chain

Popular village location

3 bedrooms
2 reception rooms
2 bathrooms



Some details

General information

A spacious detached family residence in a highly sought-after position within the popular village of West Bergholt. The property, which has the benefit of gas fired radiator heating, double glazed windows and security alarm system, has accommodation comprising of an entrance hall with stair flight to the first floor, storage cupboard, under stairs cloakroom, and doors leading into the lounge, dining room and the kitchen.

The cloakroom comprises a white low-level WC, wash hand basin, obscured double glazed window, and a radiator. The spacious lounge boasts a gas fireplace, box bay window to the front aspect, TV point, and double-glazed sliding doors leading into the conservatory. The conservatory has French doors which open out to the rear garden.

In the kitchen you will find a range of work surfaces with drawers, cupboards and storage space under, stainless steel inset one and a half bowl sink with drainer, eye level units, space and plumbing for undercounter appliances, built-in electric oven and four ring gas hob with extractor hood above, double glazed window to both the rear and side, and a door leading to the attached brick built garage.

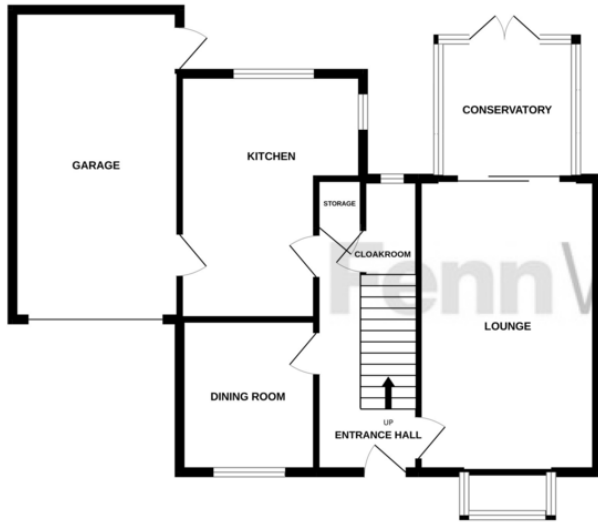
On the first-floor landing there is access to the loft space, airing cupboard, and doors leading to all three bedrooms and the bathroom. Bedroom one has a window to the rear and a door to ensuite comprising of an enclosed shower cubicle with electric power shower, wash hand basin, low level WC, extractor fan, half tiled walls, and a window to the front. Bedroom two is situated at the front of the property and has a double-glazed window overlooking the front of the property, whilst bedroom three is at the rear of the property adjacent to the master and has a double-glazed window overlooking the rear garden.

The family bathroom has a white suite comprising of a panelled bath with mixer taps, pedestal wash hand basin, low level WC, extractor fan, half tiled walls, obscured double glazed window to the front and inset down-lighters.

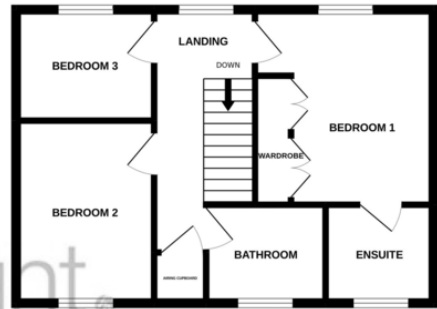


A spacious three bedroom detached family home in this highly sought after position within the popular village of West Bergholt.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Lounge

16' 10" x 10' 9" (5.13m x 3.28m)

Conservatory

8' 5" x 8' 4" (2.57m x 2.54m)

Dining room

9' 3" x 8' 3" (2.82m x 2.51m)

Kitchen

14' 10" x 10' 1 max" (4.52m x 3.07m)

Cloakroom

Landing

Bedroom one

10' 9" x 10' 6" (3.28m x 3.2m)

Ensuite

6' 6" x 5' 11" (1.98m x 1.8m)

Bedroom two

9' 11" x 8' 4" (3.02m x 2.54m)

Bedroom three

8' 4" x 6' 8" (2.54m x 2.03m)

Bathroom

5' 11" x 6' 6" (1.8m x 1.98m)



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Particulars for 10 Maltings Park Road, West Bergholt, Colchester, CO6 3SG

Outside

To the left of the property is a driveway leading to the attached brick-built garage measuring 18'8" x 10'1" with power supply and lighting, roller door, and the gas boiler. There are personal doors leading to the kitchen/dining room and rear garden. The fully enclosed rear garden is mainly laid to lawn with some bushes and shrubs, a patio area, outside tap, and a shed to remain.

Where?

The property is situated in the popular village of West Bergholt to the northwest of Colchester town centre. The village itself provides straight forward access to Colchester North station with links through to London Liverpool Street in under the hour. The village benefits from Heathlands Primary School, a doctor's surgery, pharmacy, hairdressers, public houses, co-op local, a newsagent and the A12 is easily accessible.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - D

Agents note

Section 21 of the Estate Agency Act 1979, the seller of the property is a relative of a staff member at Fenn Wright.

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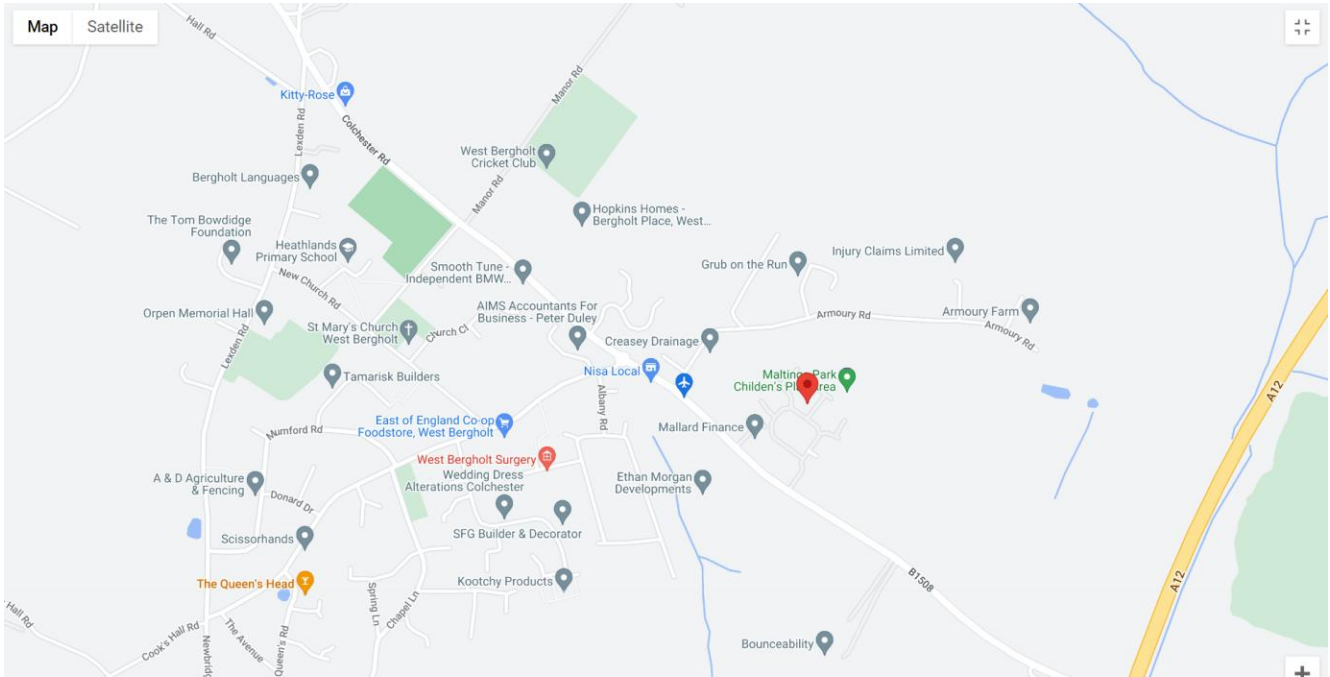
Further information

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

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Viewing

To make an appointment to view this property please call us on 01206 216 543.



Directions

Proceed from Colchester town centre towards Colchester North Station and taking the Bergholt Road through Braiswick, take the bridge over the top of the A12 and Maltings Park Road will be found on the right hand side, following the road round where the property will be found on the right hand side.

To find out more or book a viewing

01206 216 543

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