



Grier & Partners



GLENHAVEN, HADLEIGH ROAD, HOLTON ST.
MARY, COLCHESTER, CO7 6NW
ASKING PRICE OF £380,000





INTRODUCTION

Situated in the quiet village of Holton St Mary, this three bedroom detached bungalow offers a great opportunity to extend and renovate to make the most of this fantastic position within the village. The 1,187 sqft Bungalow benefits from 3 large bedrooms, en-suite to bedroom two, generously sized kitchen/ dining room at the rear of the property overlooking the garden and extensive parking for multiple vehicles. Available with no-onward chain.



DIRECTIONS

going into the village from the A12, continue along the B1070 for about half a mile. The property can be found on the right hand side with plenty of parking off the road.

INFORMATION

Built of brick and block cavity construction under a tiled roof. Heating is via electric heaters throughout with an electric fireplace in the sitting room. Mains drainage and water are connected to the property. Double glazed windows and doors throughout. Broadband is connected to the property.



HOLTON ST MARY

is a small village situated approximately 3 miles from East Bergholt. There is an active village Church, village hall and social club. The village falls in the catchment for East Bergholt primary and high schools, access to the A12 and Manningtree mainline station are within easy reach. Holton St Mary is within 5 miles of Flatford Mill, an area of outstanding natural beauty in the heart of Constable Country.



SERVICES

mains water, drainage and electric are connected to the property. Babergh District Local Council Contact - 0300 123 4000 - EPC - E

NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



THE ACCOMMODATION

over a single story as follows:

PORCH

Glass front door providing natural light into the property, Glass door into the:



HALLWAY

Electric heater, loft access, airing cupboard, door into the:

BEDROOM ONE

12'00 x 12'00 window to the rear (N) Electric heater

BEDROOM THREE

11'05 x 12'00 window to the front (S) Electric heater.



BEDROOM TWO

11'10 x 8'03 windows to the side (E) Electric heater. Door in the:

EN-SUITE

4'09 x 7'11 window to the side (E) electric heater, WC, hand wash basin, shower cubicle



SITTING ROOM

11'04 x 14'11 large window to the front (S) small window to the side (E) storage heater, electric fire place.

SIDE ENTRANCE

Double glazed door to the side (E) door back into the hallway.

UTILITY ROOM

7'05 x 5'01 cupboards for storage, washing basin, space for dishwasher, washing machine, tumble dryer, loft access



KITCHEN/ DINING

10'05 x 19'10 Windows to the rear (N) and side (W), electric oven and induction hobs, built in fridge and freezer, built in microwave, electric heaters, sliding door into the:



REAR GARDEN

A particular highlight taking in a Northernly aspect, largely laid to lawn with small patio area to the rear of the property. The garden is not overlooked and presents a wonderful feature of the property. Large shed towards the back of the garden, path to driveway and the:

GARAGE

Windows to the side (W) Electric roller side and garage door.



FRONT GARDEN

Entrance to the property via driveway, extensive parking for several cars, small wall and hedge marking the boundary. Partly laid to lawn, side access to the side entrance and the set back garage.



