

Churchwood Stanley



1 Laborne Place, Chapel Lane, West Bergholt

£750,000

Colchester, CO6

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West Bergholt, Colchester, CO6

An exceptional five year old detached house of superb specification found in a quiet lane of desirable West Bergholt village.

Council Tax band: F

Tenure: Freehold

KEY FEATURES

- An imposing five year old four bedroom detached residence with five years NHBC warranty remaining.
- Superb part-vaulted Neptune kitchen diner with bi-folding doors and seperate utility room.
- Part-vaulted living room with central fireplace and bi-folding doors
- Two further flexible reception rooms to the ground floor
- Four bedrooms, the first with it's own ensuite shower room
- Underfloor heating to the ground floor (and bathrooms) with individual temerapure thermostats
- Superb quiet lane location central to all of the main amenities that West Bergholt has to offer
- Off street parking, partionned garage and workshop





Entrance Hall

14' 3" x 7' 6" (4.35m x 2.29m)

A welcoming and spacious entrance hall approached via a glazed composite entrance door with porcelain tiled flooring (extending into the Kitchen / diner) exposed gault brick plinth adjacent to carpeted stairs with an oak frame balustrade leading up to the first floor. There is a large double fronted coat and boot cupboard on your left hand side that is also home to the under floor heating manifold for the ground floor. A flank window has fitted Thomas Sanderson shutter.

Living Room

16' 5" x 12' 8" (5m x 3.86m)

An elegant and light filled part-vaulted reception room with feature central fireplace itself having a wooden mantle, brick paved hearth and inset multi-fuel burning stove. This carpeted room has a Velux skylight to the vaulted part of the ceiling and bi-folding doors with magnet fixing to the rear elevation. At the side an additional flank window is fitted with a Thomas Sanderson shutter.

Kitchen / Diner

16' 5" x 13' 10" (5m x 4.21m)

Fitted with a five year old dove grey shaker styled Neptune kitchen this show-stopping social centre piece of this family home oozes quality and is flooded with natural light through the bi-folding doors (with magnet fixings), Velux window to the part vaulted ceiling and an additional flank window adjacent to a double butler sink carved into the quartz work surface with upstand. Siemens integral appliances include an induction hob found on the central island (with storage beneath and breakfast seating recess beneath two pendant lights), two fan assisted ovens with grills, a dishwasher and a fridge and freezer. Retractable plug sockets with USB port are found to the quartz work surface adjacent to the sink and to the island.



Utility room

6' 2" x 7' 3" (1.87m x 2.2m)

Continuing with dove grey shaker style fitted soft closing cupboards with a square edged work surface, stainless steel sink (with designated cold water tap), shelving, opaque flank window and wall mounted gas fired boiler. Plumbing is available here for a washing machine and a water softer is present.

Second reception / dining room

9' 7" x 13' 10" (2.91m x 4.21m)

A flexible and spacious carpeted reception or dining room found at the front of the house. Itself having a large window to the front elevation with fitted Thomas Sanderson shutters.

Study

7' 12" x 8' 0" (2.43m x 2.45m)

A carpeted study with sash window to the front elevation fitted with Thomas Sanderson shutter.

Cloak room

The essential ground floor cloak room found off the entrance hall with vanity sink, WC, extractor fan and tiled flooring.

First floor landing

A carpeted landing that has a stairwell window, galleried oak balustrade and oak internal doors that lead to all four bedrooms and to the family bathroom. There is an airing cupboard here housing the modern and pressurised hot water cylinder. Access to the loft is present through the fitted hatch to the ceiling.





First bedroom

10' 11" x 13' 10" (3.34m x 4.21m)

Of excellent proportions with large window to the front elevation and fitted Thomas Sanderson shutter. This carpeted bedroom has an oak door leading to it's own ensuite.

Ensuite

4' 7" x 7' 4" (1.39m x 2.24m)

An immaculate part grey tiled ensuite shower room with walk in shower cubicle (thermostatic shower tap with two shower heads), WC, vanity sink, heated towel rail, tiled flooring, heated mirror with LED lighting and flank opaque window. Underfloor heating.

Second bedroom

12' 8" x 8' 12" (3.86m x 2.74m)

Another good sized double carpeted bedroom with window to the rear elevation fitted with Thomas Sanderson shutter.





Third bedroom

12' 4" x 7' 8" (3.77m x 2.33m)

A third double bedroom, carpeted with window to the rear elevation and fitted Thomas Sanderson shutter.

Fourth bedroom

8' 8" x 8' 8" (2.65m x 2.64m)

A carpeted bedroom with built in wardrobe cupboard and window to the front elevation with fitted Thomas Sanderson shutter.

Family bathroom

8' 11" x 5' 9" (2.73m x 1.75m)

A part grey tiled fitted bathroom with underfloor heating that has a walk in shower cubicle (thermostatic shower tap), paneled bath, pedestal hand wash basin, WC, heated mirror with inset LED lighting, heated towel rail, extractor fan and opaque glazed window to the rear elevation.



FRONT GARDEN

At the front of the property there is a large bonded gravel area which continues onto a block paved driveway at the side of the property. This provides ample off-road parking and leads to a detached garage that has an electric operated door and power and light connected. There is a pedestrian gate adjacent to a metal storage unit that leads into the landscaped rear garden

GARDEN

The attractive rear garden commences with a paved patio accessed from the secure gate between the house and the garage or from the two sets of bi-folding doors from the living room or kitchen respectively. There are various flower and shrub borders and a super wood framed and glazed greenhouse. Behind the garage is a useful storage area. The garage has been partitioned to create useful storage at the front (measuring 3.72m x 3.05m with motorised up and over door + power connected) and a workshop / studio to the rear (measuring 3.25m x 3,05m + liught and power connected) that is accessed from the garden via a personal door with adjacent window.

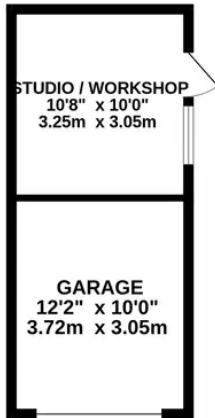
OFF ROAD

4 Parking Spaces

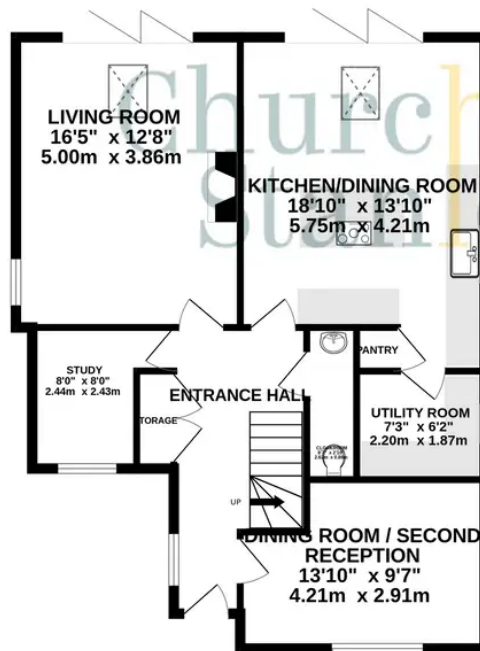
Four parking spaces off street.



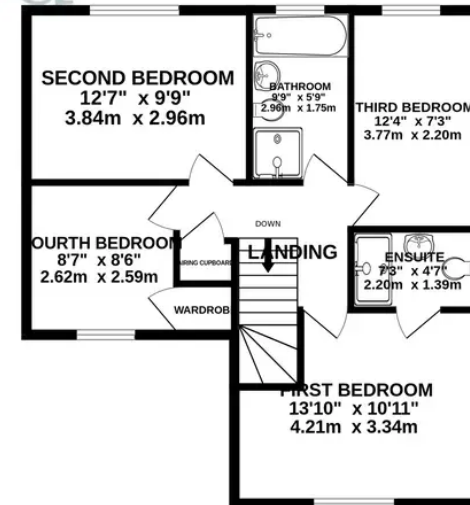




GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



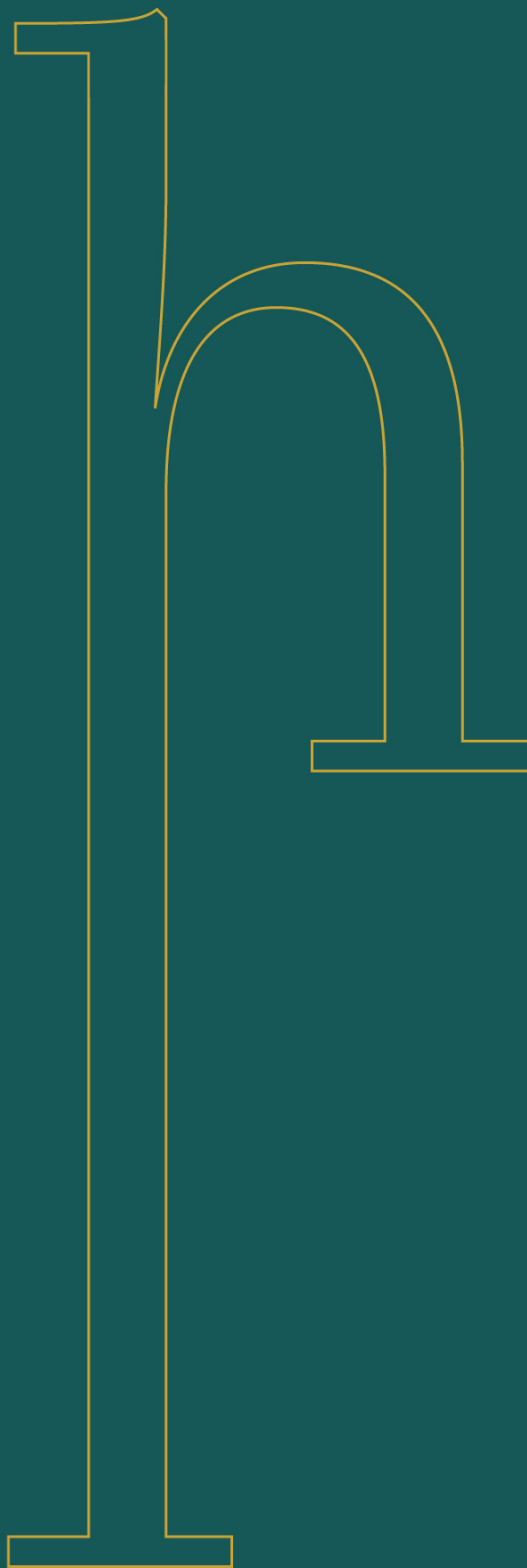
1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.

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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Stanley



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