



Grier & Partners



7 RICHARDSONS ROAD, EAST BERGHOLT, CO7 6RP
OFFERS IN THE REGION OF £575,000





DIRECTIONS

From the A12 follow the B1070 towards East Bergholt. Continue towards the village passing the Carriers Arms PH on your right. Turn right just past the Hare and Hounds PH into Chaplin Road. Follow the road, turn first left onto Richardson's Road and along to where the road turns a corner. The property can be found on the right hand side facing the field.

EAST BERGHOLT

has the benefit of a good range of local facilities including a modernised general store and post office, bakers, chemist, GP surgery, medical centre, Parish Church, Congregational Church along with many local associations. The village provides education facilities from pre-school age to GCSE with sixth form colleges available in Colchester and Ipswich. There are several independent schools in both the local and major towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway station in Manningtree provides a regular service to London Liverpool Street (approx. 1 hour). The village is famous for its historical connections with John Constable RA and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty.



SERVICES

Mains gas, water, electricity and drainage.

EPC Rating – C

Council Tax Band – D

Local Authority - Babergh District Council - 0300 1234000

AGENTS 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

DESCRIPTION

Built in the 1970's, this superbly presented and well maintained three/four bedroom detached bungalow offers light and spacious accommodation with a beautiful well stocked enclosed garden and ample parking. The extended accommodation comprises: entrance hall, generous "L" shaped living/dining room, large fitted kitchen, utility room, office/bedroom four, conservatory, three bedrooms (one with en suite) and family shower room. The property is situated in a quiet location in the village with field views to the front and is within a reasonable walking distance of the village centre and shops, Dr's surgery, schools and other amenities. Must be viewed to appreciate all that the property has to offer.



INFORMATION

7 Richardsons Road was built in the 1970s of cavity brick construction under a pantiled roof and benefits from double glazing, cavity wall insulation, combination gas fired boiler serving the hot water and radiator heating system together with additional electric underfloor heating in the kitchen if required. New carpets in living/dining room and sun room. This well presented home offers spacious accommodation of a high specification throughout.

ENTRANCE HALL

Part glazed UPVC door opens into the hall with a window to the side overlooking the front aspect. With cloaks/store cupboard housing consumer unit, engineered oak floor,





LIVING/DINING ROOM

26' 0 max " x 17' 9 max " (7.92m x 5.41m) A light spacious "L" shaped open plan room consisting of two areas:

Living Area - approx 17'9" x 16'3" - with two double glazed windows to the front, radiator, door to office, door into hall and door to inner hall.

Dining Area - approx 9'8" x 8'9" with glazed doors and side panels opening into the conservatory, radiator.



OFFICE/BEDROOM FOUR

8' 11" x 7' 11" (2.72m x 2.41m) with window to the front being currently utilised as a home office but could be arranged as a bedroom if required.

"L" SHAPED KITCHEN

17' 1 max reducing to 7'4" x 13' 5" reducing to 6'6" (5.21m x 4.09m) Two large windows overlooking the rear garden being fitted with a comprehensive range of wall and base units and work surfaces over, Neff electric oven, wine rack, integrated fridge, pull-out larder cupboard, integrated dishwasher, ceramic hob with light and fan over, tiled splashbacks, tiled floor, 1 1/2 bowl sink unit, glazed display cupboard, door to outside and door to :



UTILITY ROOM

10' 0" x 5' 7" (3.05m x 1.7m) with space for washing machine and tumble dryer, work surface over, wall shelving.

CONSERVATORY/SUN ROOM

10' 8" x 13' 0" (3.25m x 3.96m) Built on a brick base with glazed windows to three sides and a part-glazed/part-solid pitched roof. This is an ideal room from which to enjoy the garden and to use as another reception room if desired.



INNER HALL

Cupboard housing gas wall-mounted boiler, water softener, shelved to one side. Access to all bedrooms and shower room.

BEDROOM ONE

15' 0" to front of wardrobes x 10' 11" (4.57m x 3.33m) Window to front, mirrored door built-in wardrobes spanning the end wall of the room, radiator.



EN SUITE

6' 3" x 3' 8" (1.91m x 1.12m) Fully tiled walls with shower cubicle having sliding door, vanity unit with inset basin, low level w.c, extractor fan.

BEDROOM TWO

14' 11" x 8' 9" (4.55m x 2.67m) Window to rear, built-in wardrobes with over-bed cupboards, radiator.

BEDROOM THREE

10' 11" x 8' 4" (3.33m x 2.54m) Window to rear, radiator.



SHOWER ROOM

8' 3" into shower x 6' 1" (2.51m x 1.85m) Window to rear, walk-in double shower cubicle with glazed side panel, built-in cupboards and drawers with inset sink unit, mixer tap, low level wc, fully tiled walls, shelved linen cupboard, ladder/towel rail.

OUTSIDE

FRONT GARDEN - brick paved driveway, with inset patterned brickwork, spans the entire front of the property with a raised brick flower-bed giving ample parking for a number of vehicles with **VIEWS OVER FARMLAND TO THE FRONT**. A pathway leads to the side of the property through a gate to the rear garden.

REAR GARDEN - with fencing to all sides, lawned area and extremely well stocked flower beds and borders, tall hedge along the rear boundary, pathway spanning the width of the property leading past a raised bed with vegetables and flowers to a Japanese-style garden and round to a garden shed (approx 10' x 10').









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC