

Grier & Partners

LAND AND ESTATE AGENTS

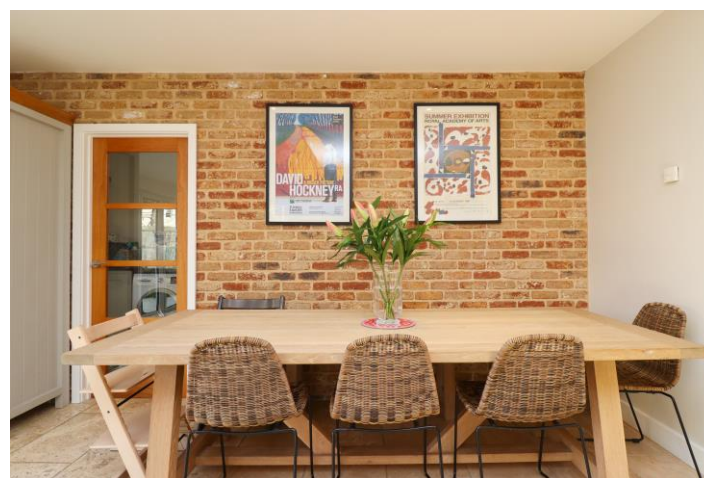


- Four Double Bedrooms
- Generous Ground Floor Living
- Ample Off-road Parking with In-and-Out Driveway
- Open Plan Kitchen/ Dining Room

Gaston End, East Bergholt, Suffolk, CO7 6SU

Asking Price Of £895,000

A substantial village home occupying a prominent position at Gaston End, the property itself offers four double bedrooms two with en-suites and an extensive and flexible ground floor layout including a kitchen-breakfast room with double doors to the dining room, separate sitting room and study. The property is presented to a high standard throughout and is an ideal family home.



Property Description

DIRECTIONS

from the A12 heading North take the East Bergholt junction and turn left onto the B1070 towards the village, passing Beehive corner and the property can be found soon after on the left hand side with a spacious in and out driveway.

INFORMATION

of cavity brick construction and benefiting from side and rear extensions to create the substantial 2142sqft house as it stands today. Windows are UPVC double glazed units throughout, heating via a gas fired boiler to a combination of underfloor and radiators on the ground floor and radiators on the first floor. Electric vehicle charge point to the front of the garage. The property benefits from a comprehensive alarm and CCTV system and electrics are supplied via a modern RCD consumer unit in the garage.

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 taking around an 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 water, electric, gas, high speed fibre internet and drainage are connected to the property. Local Babergh district council contact number 0300 345 600. Council tax band F. Energy Performance Rating D



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.

ACCOMMODATION

over two floors, on the first floor:

BEDROOM ONE

19'7 x 10'8 triple aspect principal bedroom with windows to the rear (North) side (West) and high level to the opposite side (East), the bedroom enjoys views over the garden, an abundance of space and built in wardrobes to the front. door through into the:

EN-SUITE

11'3 x 10'1 (max) opaque window to the front (South), travertine tiled floor and walls to waist height, large inset bathroom to the side with central taps, generous shower with glazed cubicle, w/c and cantilevered wash basin, eaves storage, recessed ceiling lights and extractor fan.

BEDROOM TWO

12'0 x 11'2 dual aspect window to the rear (North) and side (West), built-in wardrobes to the side, door through from this well sized double bedroom into the:

EN-SUITE

6'1 x 6'1 (max) window to the rear (North), pattern tiled floor, recessed shower cubicle with dual head shower, w/c, wash basin inset over granite top vanity cupboard with freestanding tap, tiled splash backs, recessed ceiling lights and extractor fan, electric under floor heating and heated towel rail.

BEDROOM THREE

12'05 x 11'1 window to the front (South), a spacious double room with ample space for double bed, freestanding wardrobes and further chest of drawers.



BEDROOM FOUR

13'0 x 9'9 window to the front (South), currently configured with a bunk bed but offering ample space for a double bed and freestanding wardrobes.

FAMILY BATHROOM

9'8 x 5'9 opaque window to the rear, travertine tiled floor, corner shower cubicle and walls to waist height, inset bath to the side with shower head, heated towel rail, corner shower, w/c and cantilevered wash basin to the side, recessed ceiling lights and wall mounted extractor fan.

LANDING

10'4 x 6'1 window to the front (South), a spacious landing with doors to first floor rooms, loft access and linen cupboard, stairs descend to the ground floor:

HALLWAY

22'3 x 6'2 entrance via a secure hardwood door from the front driveway and formal garden, window to the side, large mat well and shoe storage space, under stairs coat, shoe and storage cupboards, recessed ceiling lights and doors to ground floor rooms.

SITTING ROOM

22'4 x 12'8 dual aspect room with two windows to the front overlooking the front garden and driveway, glazed double doors to the rear garden and terrace. Oak flooring continues from the hallway, focal freestanding gas fired log burner over a brick hearth with brick wall to the rear, built in book shelving to the rear wall with storage under.

STUDY

11'9 x 9'4 window to the rear providing views over the garden, currently configured as an office but with scope for use as a playroom/snug or ground floor fifth bedroom as required, feature upright radiator.



CLOAKROOM

5'9 x 3'8 opaque window to the rear, underfloor heating, travertine floor and walls to waist height, cantilevered wash basin to the side, heated towel rail and concealed cistern w/c.

DINING/PLAY ROOM

13'0 x 10'1 window to the front, doorway from the hallway, travertine flooring continues into the kitchen, currently configured as a playroom with glazed double doors into the:

KITCHEN-BREAKFAST ROOM

19'1 x 18'0 a stunning family focused space with a partly vaulted ceiling and Velux windows providing additional light to this bright centre of the house, window to the side and bi-folding doors out onto the terrace and rear garden, under floor heating extends from the playroom through the kitchen and utility room.

The kitchen itself offers a range of floor based shaker style painted cupboards and an island unit providing ample storage space and provision for the built-in dishwasher. Space for Rangemaster cooker with gas hob, warming drawer and dual electric oven with extractor over. Black granite work surfaces over the base and island units, under-mount butler sink, recessed ceiling and spot lighting. Ample space for large dining table to the side, door through to the:



UTILITY ROOM

16'6 x 5'9 window to the side and stable door to the rear garden, full length range of base units to the side under a run of black granite work surface with oversize under-mount butler sink. Ample storage space, extractor fan, space and plumbing for washing machine and tumble dryer, space for a full height fridge/freezer. A highly practical and useful room with internal door through to the:





SINGLE INTEGRAL GARAGE

17'7 x 11'1 up and over door from the front driveway, a highly useful space with wall mounted cupboards and racking. The garage contains the Baxi gas fired boiler, mains pressure hot water tank and accumulator, underfloor heating manifolds, heating controls and the modern RCD consumer unit.

OUTSIDE

to the rear the garden boundaries are clearly defined by close board fencing in good order. The garden itself is laid predominantly to lawn with well stocked borders containing maturing shrubs and plants to both sides and a number of specimen trees. The large light stone terrace takes in a Westerly aspect and has two large raised sleeper beds, well stocked with mature shrubs and plants but offering the opportunity to create a raised herb garden if required. Terrace extends to the side of the property where it meets the double doors from the sitting room. Summerhouse/storage shed with glazed front to the foot of the garden. Gated side access on both sides of the property to the:

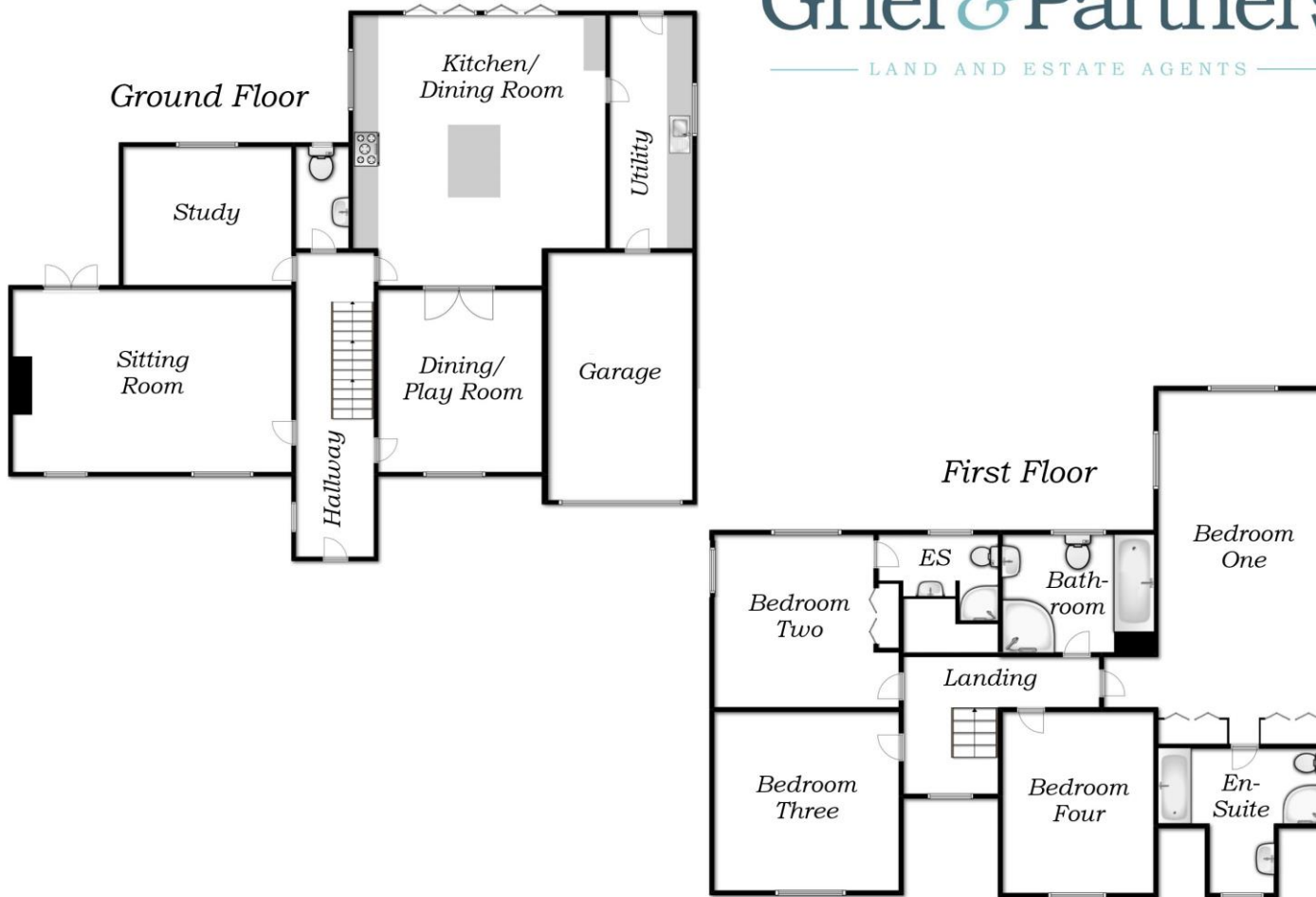
FRONT GARDEN

the front garden is well presented with a defined in and out gravel driveway edged by light grey block work and providing exceptionally easy access to the house. Area of formal garden, just to the front and side of the front door wonderfully frames the entrance to the property. Mature Laurel hedging and iron fencing provides privacy from Heath Road and Gaston End, while further areas of lawn, mature trees and shrubs complete this welcoming entrance to the property.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements