



EH

EXQUISITE
HOME



Perfectly Placed...

On a quiet cul de sac is this smart detached family home built around fifty years ago. It was originally constructed for the builder's daughter and he chose the best plot with a larger garden than the other houses and fantastic views of the sun rising and setting. It is spacious and flooded with light inside, built in such a way that the sun pours into a different room at different times of the day. The owners bought it in 1976 and their children grew up here. Since moving in, they have extended, turning the old lounge into the current dining room and study and adding a new lounge with foundations suitable for adding another storey. There is plenty of off street parking at the front and an integrated double garage.

The front door opens into the light filled, cosy and welcoming entrance hallway with the stairs leading up to the first floor landing. There is a useful cloakroom to the left. The kitchen leads off from the right of the hall with its high gloss cream cabinets (many of which are pull out units and which use the space to the maximum effect), double integrated electric oven, integrated dishwasher and fridge, gas hob and extractor hood. There is enough space for a table and chairs, making this the ideal place for relaxed breakfasts or informal meals in a room with pleasant views out over the cul de sac. An arch leads through to the sunny dining room which benefits from sliding doors leading out into the garden. It is a delightful room and has been much used for children's birthday parties, family Christmases and entertaining over the years. To the rear of the house is the wooden floored study with views of the garden which is ideal for anyone who has to work from home. However, it would work equally well as a playroom or even a TV room, giving added flexibility to the house's accommodation. The double aspect lounge is absolutely charming with its pale carpet and walls, stone fireplace and gas fire giving a focal point. Sliding doors lead out on to the garden and natural light streams through the windows, giving it a wonderfully welcoming feel.





Spacious First Floor...

The staircase leads up to the first floor where there are four bedrooms (two good sized doubles and two small doubles) and a family bathroom giving generous and versatile accommodation for any family configuration. The principal bedroom benefits from lovely uninterrupted views over the fields to Colchester and at night, the town can be seen lit up from the bedroom window. Mature trees frame the view and it is a charming room. The three further bedrooms have plenty of potential and the smart, contemporary family bathroom is fully tiled and has a large bath with shower over.

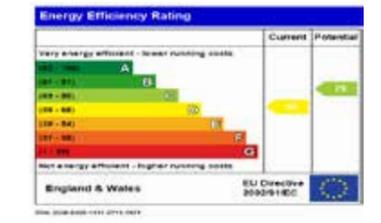
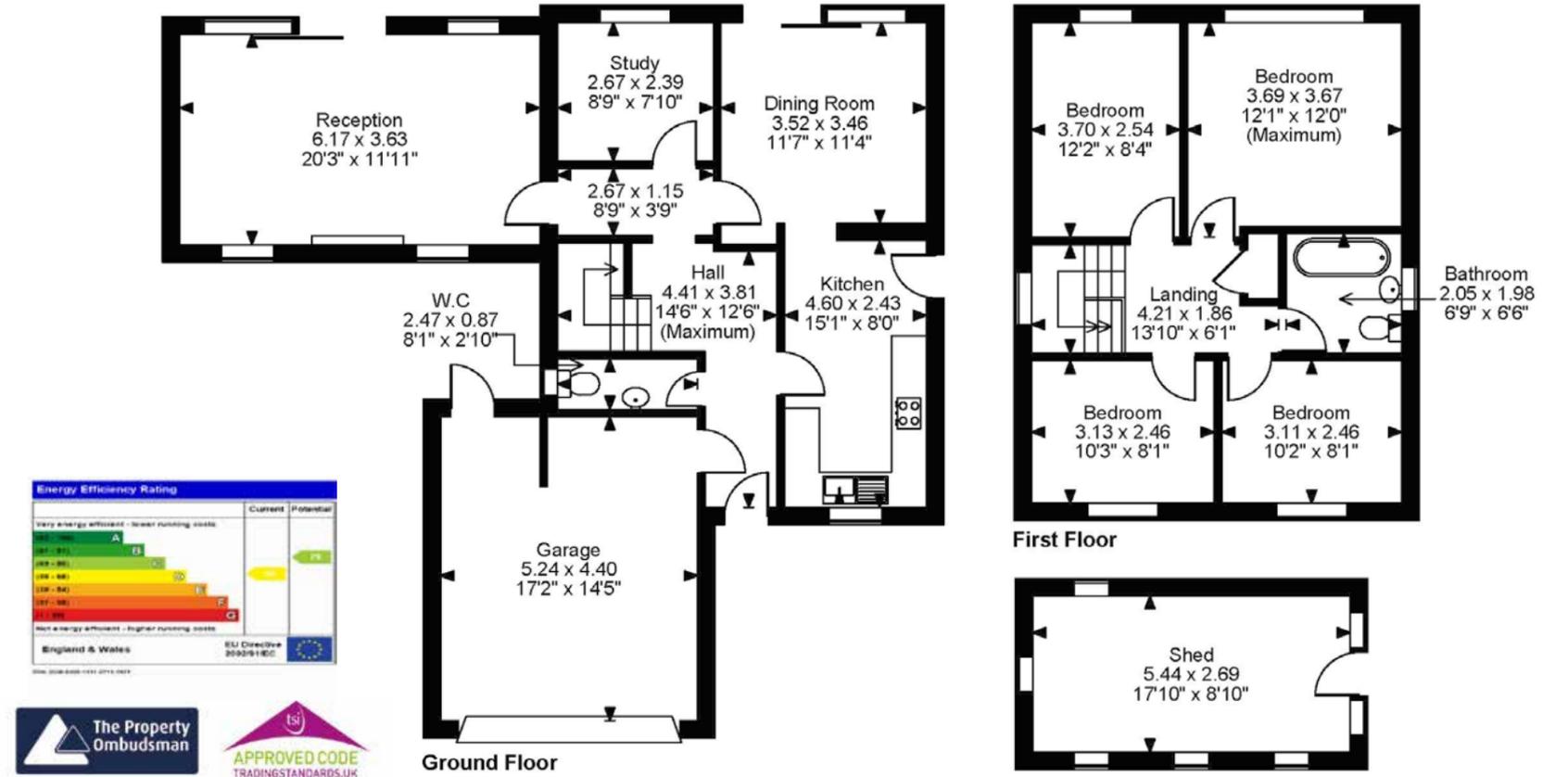
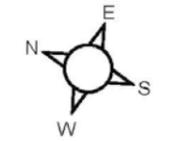
LOCATION

To the rear of the house there is a patio, ideal for al fresco dining and sitting out on sunny days with a glass of wine and a book. The rest of the garden is laid to lawn, with a cherry tree, fragrant rose bushes and plenty of well established shrubs, bushes and trees. Over the years, the children and grandchildren have enjoyed playing hide and seek and games in this lovely space, which was once an orchard. There is potential to put in more flowerbeds, fruit trees and shrubs and more than enough room for children's play equipment. A large workshop with power and light was once used as a base for engineering model trains and is the idea spot for hobbies and DIY. The cul de sac has always been a place where families find their forever home. Most of the neighbours have been there for upwards of twenty years, in one case for forty. It is a friendly and close-knit micro-community within a thriving village with easy access to both town and country.

Northeast Essex is dotted with many pretty villages and with its proximity to the Dedham Vale AONB is in a beautiful part of the county. Colchester is the main settlement with its historic Dutch Quarter, twelfth century castle and countless leisure opportunities. The A12 running north to Ipswich and Lowestoft and south to Chelmsford and London provides easy connections for those who need to travel to work and regular fast trains run into London Liverpool Street from many stations in the region. The large village of West Bergholt has a fascinating history and is surrounded by farms and woodland, much of it under the management of the Woodland Trust. Wildlife is everywhere, with herds of deer wandering through the dappled shade of the woods. It has been settled by humans from at least the Iron Age and there have been many interesting archaeological finds over the years. Wealth came to the village in the sixteenth century via the cloth trade. These days, the village has two pubs, a primary school, Co-op, medical centre and pharmacy, a cricket and social club. Close to Colchester but set in beautiful countryside with amenities on the doorstep and excellent transport links, this lovely family home is flooded with light, warmth and happy memories made over many years.



Approximate Gross Internal Area
Main House = 1314 Sq Ft/122 Sq M
Garage = 248 Sq Ft/23 Sq M Shed
= 158 Sq Ft/15 Sq M
Total = 1720 Sq Ft/160 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8581818/TML

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk