



**1 Moss Way  
West Bergholt, Essex**

**DAVID  
BURR**





# 1 Moss Way, West Bergholt, Colchester, Essex, CO6 3LJ

West Bergholt is a highly-regarded village on the north-western fringe of the City of Colchester, well known for its numerous playing fields and green open spaces surrounded by woodland. There is a popular primary school, post office, doctors' surgery, convenience stores, public houses and parish church. Colchester is about 3 miles distant and offers a comprehensive range of amenities, link road to the A12 and mainline commuter link to London Liverpool Street station.

An extended three-bedroom semi-detached property enjoying a central village location within the highly regarded North Essex parish of West Bergholt. Tucked away on the ever-popular Moss Way, the property has been subject to a comprehensive programme of extension and enhancement by the current owners and is arranged via two ground floor reception rooms with the dining/garden room with bi-folding doors across the rear elevation being of particular note. Ideally suited as a family home lying within convenient reach of a popular village primary school, village stores, co-op, Colchester North station and the A12 trunk road. Offering an accommodation schedule of approximately 880sq ft with further benefits including a garage and walled gardens with gated side access.

## **An extended three-bedroom semi-detached property comprising two reception rooms enjoying a quiet position in a central village location with further benefits including garaging and walled gardens.**

UPVC clad security door with stained glass panelling opening to:

**ENTRANCE HALL: 5' 6" x 3' 0"** (1.70m x 0.92m) With stripped wood effect flooring throughout and doors to store room.

**SITTING ROOM: 14' 9" x 11' 7"** (4.50m x 3.54m) Enjoying a dual aspect with UPVC casement window range to front, further casement window to rear and central electric fireplace.

**KITCHEN/BREAKFAST ROOM: 14' 7" x 9' 2"** (4.47m x 2.80m) Fitted with an extensive range of gloss fronted base and wall units with preparation surfaces over and upstands above. Fitted appliances include a Hotpoint double oven, Zanussi fitted microwave, four ring ceramic hob with extraction above, dishwasher and space for American style fridge freezer. Separate breakfast bar, casement window range to front and space and plumbing for washing machine/dryer. Range of LED spotlights, stripped wood effect flooring and opening to:

**DINING/GARDEN ROOM: 15' 2" x 10' 0"** (4.64m x 3.06m) Comprising a rear extension with three panel range of bi-folding doors across the rear elevation with stripped wood effect flooring and range of LED spotlights.

### **First floor**

**LANDING:** With window range to front, hatch to loft and door to linen store housing water cylinder with useful fitted shelving.

**BEDROOM 1: 9' 8" x 8' 5"** (2.96m x 2.58m) With casement window range to rear and part mirror fronted fitted wardrobe units.

**BEDROOM 2: 9' 2" x 8' 6"** (2.80m x 2.60m) With casement window range to rear and door to store room with attached hanging rail.



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**BEDROOM 3: 8' 8" x 6' 0"** (2.65m x 1.83m) With window range to front.

**FAMILY BATHROOM: 5' 10" x 5' 5"** (1.78m x 1.66m) Recently fitted bathroom suite comprising ceramic WC, wash hand basin within a floating gloss fronted unit and fully tiled bath with separately screened shower attachment. Wall mounted heated towel radiator and obscured glass window to front.

## Outside

The property is situated on Moss Way and benefits from a garage set within a garage block:

**GARAGE: 17' 0" x 7' 10"** (5.19m x 2.40m) With up and over door to front.

The walled gardens are arranged via a patio area with expanse of lawn beyond and gated side access.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 1000Mbps (source Ofcom).

**PHONE COVERAGE:** EE, Three, O2 and Vodafone (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters

relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**EPC RATING:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** panels.pocket.tricky

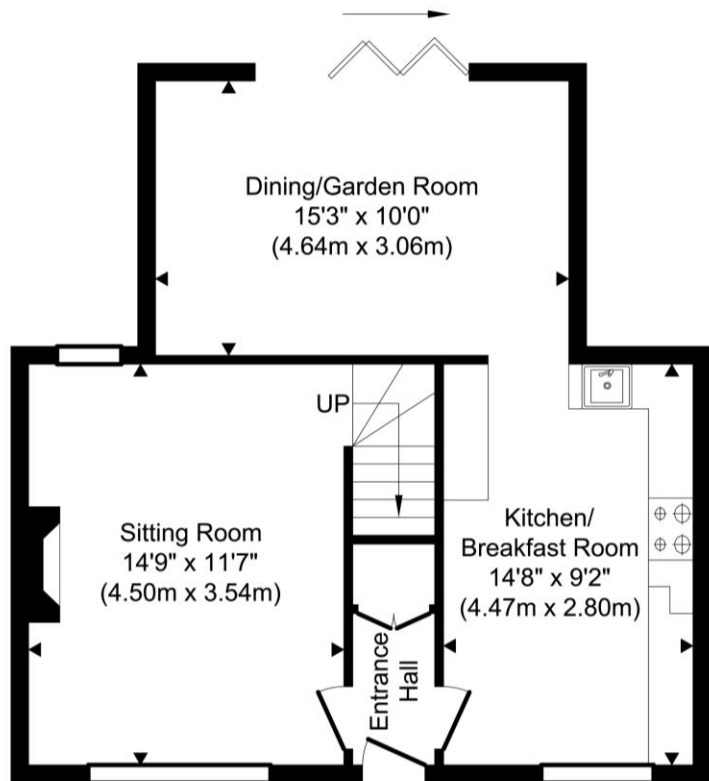
**LOCAL AUTHORITY:** Colchester City Council, Town Hall, Colchester, CO1 1FR **BAND:** C

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

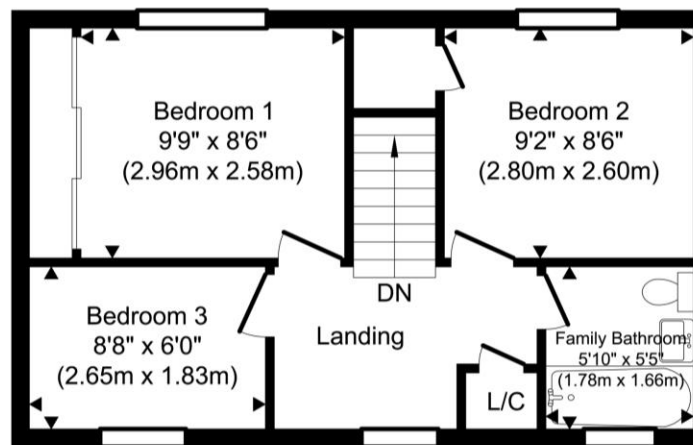
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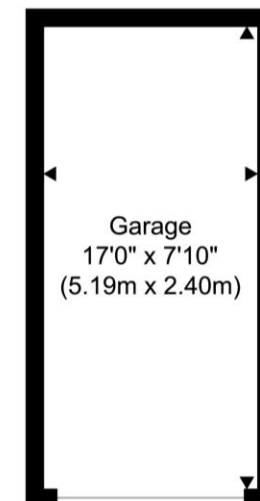
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Ground Floor  
Approximate Floor Area  
520.11 sq. ft.  
(48.32 sq. m)



First Floor  
Approximate Floor Area  
361.34 sq. ft.  
(33.57 sq. m)



Garage  
Approximate Floor Area  
134.01 sq. ft.  
(12.45 sq. m)

TOTAL APPROX. FLOOR AREA 1015.46 SQ.FT. (94.34 SQ.M.)  
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