



Albany Road | West Bergholt | CO6 3LB

FINE & COUNTRY









STEP INSIDE

Don't miss the opportunity to own this beautifully presented four-bedroom detached family home, located in the highly sought-after village of West Bergholt. With a generous floor area of 1862 square feet, including a double garage, this property offers versatile and spacious accommodation.

The current owners have made significant improvements to enhance the quality of this stylish home. Recent upgrades include a new electric double garage door, replacement windows at the front and rear, new fencing in the private garden, and fresh paint throughout. The loft has been boarded for additional storage and upgraded insulation, while the kitchen has been updated with new cupboard fronts. Replacement radiators have also been installed, among other upgrades since 2020.

Upon entering the property, you are greeted by a large entrance hallway with wooden flooring and stairs leading to the first floor. To the front, there is a convenient ground floor cloakroom. The spacious lounge features a charming woodburner and offers access to the conservatory. The heart of the home is a south-facing kitchen/diner at the rear, providing a bright and inviting space for family meals. There is also a separate utility room with internal access to the double garage.

Moving to the first floor, you will find four generously sized double bedrooms, offering plenty of space for the whole family. The principal bedroom benefits from an en suite shower room, while a family bathroom serves the remaining bedrooms.

Outside, in addition to the double garage, there is a large block paved driveway that provides ample off-road parking. The property also offers side access to the rear, where you will find an enclosed private space. This outdoor area features both patio and lawned seating areas, perfect for relaxing or entertaining.

West Bergholt is a highly regarded and sought-after village in Colchester, offering a range of amenities and a friendly community.

For recreation and social activities, residents have a variety of options. There is a squash club nearby that provides access to tennis courts, a gymnasium, and an indoor pool. Within walking distance, you'll find the Co-operative supermarket, pharmacy, post office, and a doctor's surgery. Additionally, the village boasts several public houses for socialising and enjoying leisurely evenings.



STEP OUTSIDE

The village is also home to Heathlands Primary School, which has an excellent reputation and a 'good' rated ofsted rating. West Bergholt is also within the catchment area for Stanway Secondary School in Colchester. Colchester itself is home to prestigious schools such as St Mary's Prep School for Girls, Holmwood House, The Royal Grammar School, Oxford House, and St Mary's Senior School, offering excellent educational opportunities.

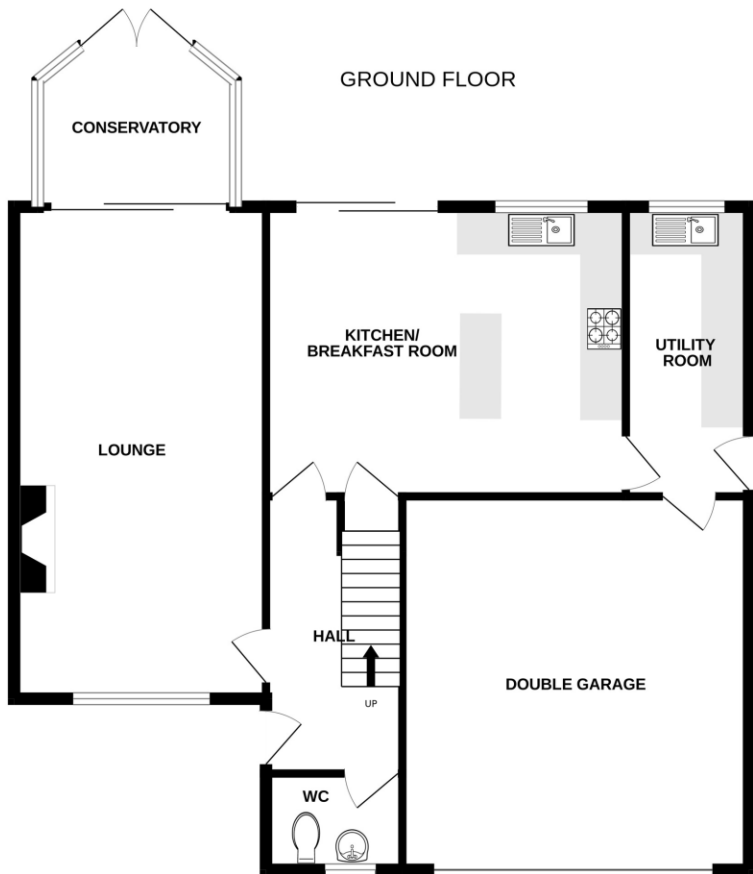
Located in the northwest of Colchester, West Bergholt provides easy access to the A12 motorway, making it convenient for commuting and travel. The village is well-connected to transportation options, including proximity to both North and Marks Tey stations, which offer mainline links to London Liverpool Street. The nearby General Hospital is also easily accessible.

NOTES

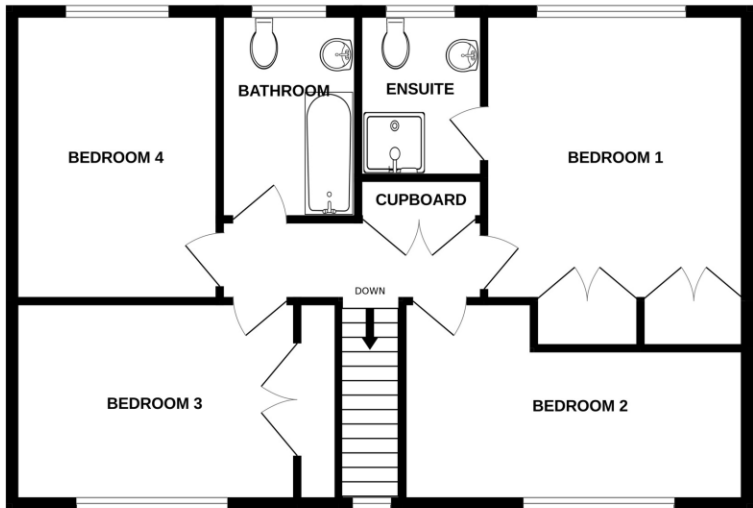
Council tax band : E

EPC : C

Mains water, Gas & Electric



1ST FLOOR



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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