



- Master bedroom en suite
- Two further bedrooms
- Family bathroom
- Sitting room

37 Collingwood Fields, Colchester, CO7 6QN

Asking Price Of £375,000

Conveniently situated within the village, this detached three bedroom house is available with no onward chain. The Property benefits from spacious living accommodation, private rear garden and off road parking. We highly recommend a viewing.



## Property Description

### INTRODUCTION

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### INFORMATION

A well proportioned three bedroom detached family home situated within easy walk of the local schools and facilities. Private enclosed gardens, garage and parking. Gas central heating to radiators throughout. Built of brick and block construction with rendered elevations under a tiled roof, off road parking for two cars in front of single garage.

### DIRECTIONS

coming off the A12 from Colchester, turn left onto the B1070. After circa half a mile, take the first right onto Hadleigh Road where the property can be found on the right hand side after behind the first row of houses with off road parking available.

### EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. 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. The village benefits from a great sense of community and offers attractions for every age demographic.





#### SERVICES

Mains water, electric, drainage and gas are connected to the property. The property benefits from gas fired central heating to radiators throughout. Ultrafast broadband available. EPC rating - D. Council Tax Band - D. Local babergh district planning council - 0300 123 4000.

#### THE ACCOMMODATION OVER TWO FLOORS

on the first floor:

#### BEDROOM ONE

10'11 x 8'9 Window front, double wardrobe, door to:

#### EN-SUITE

Window to front, WC, wash basin and shower cubicle

#### BEDROOM TWO

10'2 x 8'1 Window rear, wardrobe

#### BEDROOM THREE

14'11 x 8'5 Window to front.

#### BATHROOM

Window rear, WC, wash basin and bath with shower over.

#### LANDING

loft access, stairs to ground floor, shelved airing cupboard.



#### GROUND FLOOR

#### ENTRANCE HALL

door to sitting room and:

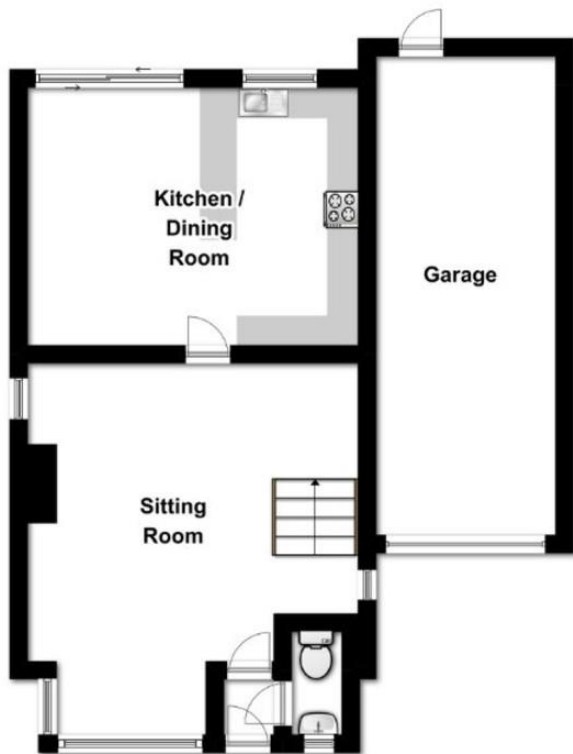
#### CLOAKROOM

Window to front, WC and wash basin

#### SITTING ROOM

17'5 x 14'8 Windows to front and side, stairs to first floor, open fireplace with tiled hearth.





#### KITCHEN/DINING ROOM

14'8 x 10'3 Window and sliding doors to rear garden, fitted kitchen comprise wall and base units, inset sink and drainer, gas hob with extractor over, eye level oven and grill in housing unit, plumbing for washing machine and dishwasher. Gas boiler.

#### OUTSIDE

Tarmac drive to the:

#### SINGLE GARAGE

18'10 x 8'7 up and over door front, door to garden.

#### REAR GARDEN

well stocked, gravel and paved seating, fenced boundaries.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		