



Grier & Partners
— LAND AND ESTATE AGENTS —

BARN LODGE, 17 FIDDLERS LANE, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6SJ
RENT £2,475 PCM





INTRODUCTION

Now Available to rent on a Long Term basis, this four bedroom spacious family home in the charming village of East Bergholt. Presented to a high standard throughout and with an abundance of space on the ground floor. Ample off road parking to the front and a large Double Garage. Contact us to arrange a viewing.

TERMS

Rent exclusive of all utilities and council tax.
Deposit £2,855.76 (5x weeks rent).
Assured Shorthold Tenancy – minimum term 12 months.
References required.
Gas heating and hot water.
EPC - D.
Council Tax Band - F.



DIRECTIONS

from the A12 heading South take the East Bergholt junction onto the B1070 heading towards the village. Once you enter the village take the third turning on the right hand side onto Fiddlers Lane and the property can be found on the right hand side with ample parking to the front.

BEDROOM ONE

15'04 x 11'07 window to the front (South East), feature papered wall, built in wardrobes to the side with ample hanging space and storage shelf over, door to the: En-Suite 8'00 x 6'05 opaque window to the rear, marble corner quadrant glazed shower cubicle to the side, ladder heated towel rail, pedestal wash basin and w/c.



BEDROOM TWO

13'04 x 13'00 window to the rear overlooking the garden (North West), feature papered wall, built in wardrobes and deep eaves storage to the side, generously sized second bedroom.

BEDROOM THREE

11'05 x 10'00 window to the front, built in wardrobes to the side, ample sized room for a double bed.



BEDROOM FOUR

11'05 x 10'03 window to the front, built in wardrobes to the side, a very good sized fourth bedroom which has ample room for a double bed.

FAMILY BATHROOM

9'02 x 8'04 opaque window to the rear, this spacious bathroom has a large built in tiled shower cubicle to the side, full height heated towel rail, inset panel bath with mixer tap and shower head, w/c and pedestal wash basin. Attractively tiled walls to waist height, wooden effect flooring.



LANDING

23'11 x 5'10 (max) window to the side (North East) sizable airing cupboard and further storage cupboard along with access to the boarded loft space. Return stairs to the ground floor:



ENTRANCE HALL

13'03 x 12'00 entrance from the front via part glazed door to this light spacious hallway with parquet oak flooring, doors to ground floor rooms, cloaks cupboard and useful under stairs storage cupboard.



KITCHEN

12'02 x 11'10 window to the front and side providing an abundance of light into the room. Flagstone style tiled floor and a range of contrast painted wall and base units to three sides under a light Quartz work surface with inset stainless steel sink, gas fired oven and hob with extractor over. The kitchen benefits from underfloor heating.

UTILITY ROOM

12'03 x 6'06 open to the kitchen via archway, window to the side, flagstone effect tiled floor continues from the kitchen. Larder and base units to the side with space and plumbing under for washing machine tumble dryer and fridge freezer. Wall mounted Worcester gas boiler, ceiling suspended drying rack and stable door to the rear garden. Underfloor heating.



DINING ROOM

12'03 x 11'05 open from the kitchen via archway, glazed double doors to the entrance hall, glazed double doors to the conservatory, ample space for a large dining room table, oak parquet flooring.

CONSERVATORY

12'07 x 10'02 glazed to two sides, oak floor, door to the rear terrace and door way through to the:

SITTING ROOM

18'02 16'10 glazed double doors to the rear garden, window to the side and panel glazed doors to the entrance hall. Feature contrast painted fireplace with black granite hearth and log burning stove.



PLAYROOM/ OFFICE/STUDY

10'11 x 10'02 window to the front, potential to be utilised as an office/playroom or study.

CLOAKROOM

6'02 x 2'10 opaque window to the side, ladder towel rail, w/c and hand basin.

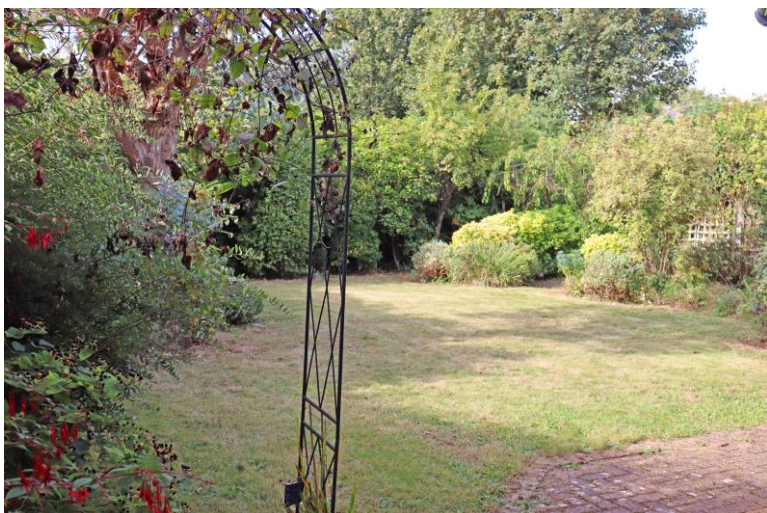


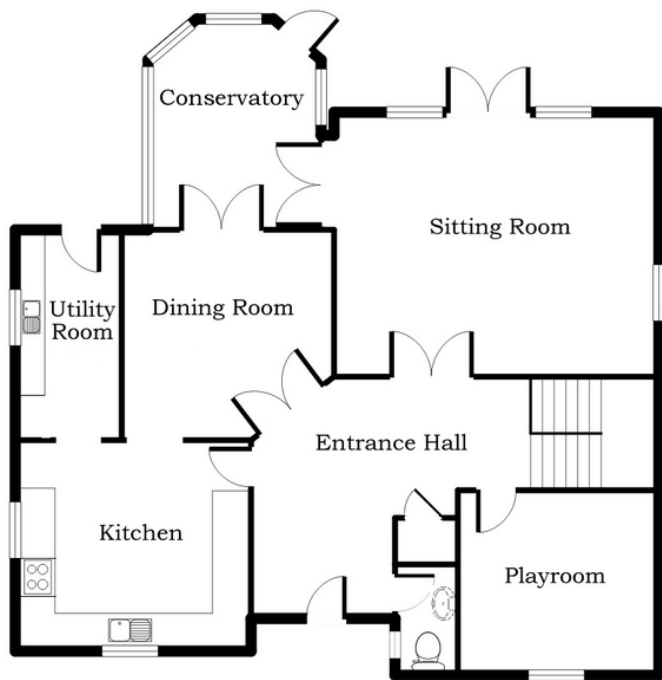
GARAGE

19'09 x 19'00 double doors to the front, window to the side, loft storage area power and light connected.

OUTSIDE

to the REAR the secluded garden is secured to three sides by established fencing and mature planted borders. Area of lawn to the centre and an extensive terrace to the rear of the property and side of the garden. Summer house and a wildlife pond are present within the rear garden. Side access to the front via side of the property. To the FRONT there is parking for 4-5 cars on the driveway and to the house side of the garage a covered log store.





For Guidance Only - Not to Scale
(c) EssexEPCs

