



Grier & Partners



6 NOTCUTTS, EAST BERGHOLT, COLCHESTER, CO7 6TS  
ASKING PRICE OF £549,995





## INTRODUCTION

This stunningly refurbished, stylishly presented, detached three bedroom bungalow offers a buyer the opportunity to acquire a property that benefits from a secluded rear garden, double garage and ample parking for multiple cars. Situated in a sought after location within the village of East Bergholt, we highly recommend booking a viewing.



### **DIRECTIONS**

coming off the A12 into East Bergholt, continue along the B1070 for about 2 miles until you reach a triangle junction. Turn right onto white horse road and continue for about ¼ of a mile until you reach Nottcuts on the right hand side. Turn right into Nottcuts and follow the road around to the left where the property can be found on the corner, with extensive off road parking available.

### **INFORMATION**

Built of brick and block construction with cavity wall insulation under a tiled roof, the property benefits from gas central heating to radiators throughout, double glazed windows and doors, all mains services are connected, fibre broadband is connected to the property.



### **EAST BERGHOLT**

has a range of facilities including a general store and post office baker, chemist, GP surgery and medical centre. Parish and 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 through the area. A12 links to the M25 and A14. Regional airport is Stansted, approximately an hour by car. Mainline railway station in Manningtree, about 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.



### **SERVICES**

All main services are connected to the property. Fibre Broadband is connected to the property. Babergh Planning District Council 01473 822801 - Council Tax Band - D - EPC - D

### **ACCOMADATION over a single storey;**

### **ENTRANCE**

two panel glazed door leads into the:

### **HALLWAY**

with engineered oak flooring which extends into the sitting room, storage cupboard and door opening into the:





### SITTING ROOM

15'02 x 11'09 window to the front, feature fire place

### BATHROOM

6'09 x 8'04 window to the rear, bath, WC, hand wash basin, heated towel rail, shower cubicle

### BEDROOM ONE

10'11 x 9'09 window to the front, door into the:

### EN-SUITE

3'01 x 6'04 WC, heated towel rail, Hand wash basin, shower cubicle



### BEDROOM TWO

12'03 x 8'04 window to the rear,

### BEDROOM THREE

10'07 x 7'01 window to the front

### KITCHEN/ DINING ROOM

18'01 x 10'10 window to the rear, range of wall and base shaker style units under an oak work surface with undermount butler sink and inset five ring gas hob. NEFF oven, microwave oven and warming draw. Integrated fridge freezer, dishwasher and space for washing machine. Travertine tiled floor, door opening into the:



### CONSERVATORY

9'07 x 7'01 double glazed windows and doors to three sides.

### GARDEN

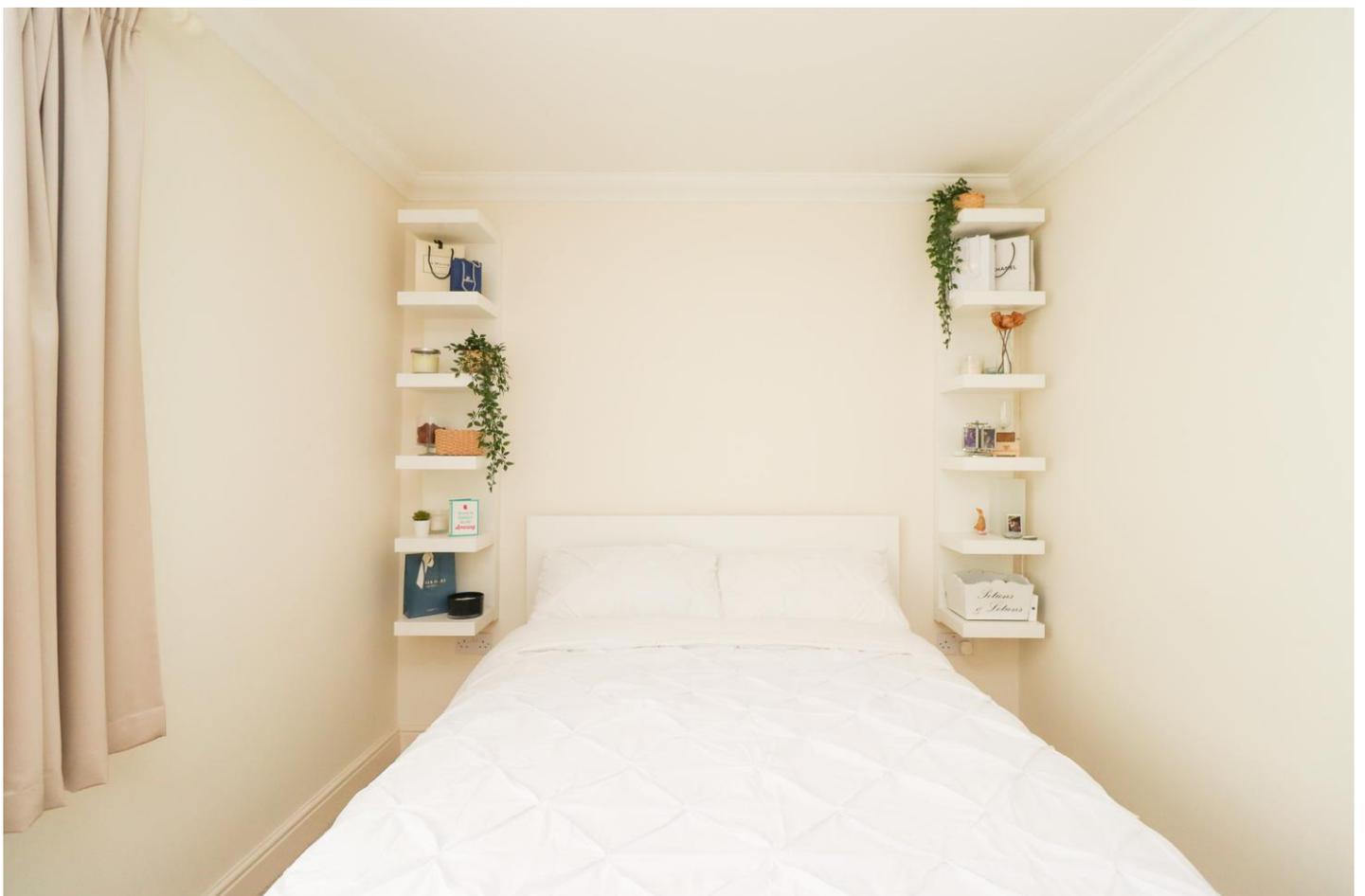
Rear garden taken in a south westerly aspect, mainly laid to lawn with bushes and shrubs against the boundary, large wooden decking area providing extensive outdoor seating, outdoor lights connected to the outside of the property, side gate access opening into 10'00 space at the side of the property adding the potential to extend to a buyers requirements (stp)

Front Garden predominantly driveway with ample space for parking, area of lawn with a low laurel marking the boundary

### DOUBLE GARAGE

18'05 x 17'10 window to the rear, two up & over garage doors, side door access from garden, lighting and power connected with separate fuse box, external power outlets. Off road parking for three cars to the front of the garage.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	