



Grier & Partners
— LAND AND ESTATE AGENTS —

REDDINGS, FLATFORD LANE, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6UN
ASKING PRICE OF £685,000





INTRODUCTION

This substantial village home located on Flatford Lane close to Burnt Oak Corner in the village of East Bergholt, offers a purchaser the opportunity to acquire a property that offers great scope for modernisation and enhancement to their requirements. Extensive ground and first floor accommodation, alongside a good size garden and ample off road parking. Available with no-onward chain.



DIRECTIONS

from the centre of the village continue along The Street towards St Mary's church, passing the church on your left, continue onto Rectory Hill and then passing Oranges and Lemons cafe/restaurant/shop on your right, turn right onto Flatford Lane. The property can then be found on the left hand side with ample driveway parking.

INFORMATION

completed in the 1970's of brick and block cavity construction, under a tiled roof with rendered elevations to the front and rear. Windows and doors are a combination of UPVC and aluminium sealed double glazed units. Heating is via an oil fired boiler to radiators both conventional and fan assisted to the majority of the property. Broadband is available to the property. Latterly room enco to the rear of the garage and utility room under a flat roof to provide the drawing room as it stands. Immersion heated hot water tank in the loft.

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, gas connected but not used, and broadband available to the property. Local Babergh district council contact number 0300 345 600. Council tax band D. Energy Performance Rating.....

ACCOMMODATION

extensive and flexible with scope to re-configure and enhance to a new owners requirements, on the first floor:

BEDROOM ONE

13'9 x 12'2 window to the rear (East) overlooking the garden. Fitted wardrobes to the side, oak veneer flooring.

BEDROOM TWO

13'9 x 9'4 dual aspect room with two windows to the front (West) and one to the side (North).



BEDROOM THREE

10'9 x 10'7 window to the rear (East) freestanding wardrobes to the side of this double bedroom.

BEDROOM FOUR

12'1 x 10'7 window to the front (West), a spacious fourth bedroom with space for a double bed and wardrobe.

FAMILY BATHROOM

10'4 x 8'5, window to to the rear (East) overlooking the garden, spacious bathroom with corner shower, inset teal-coloured bath, pedestal wash basin and w/c. Airing cupboard containing shelving and radiator.



LANDING

13'05 x 10'3 window to the front (West) parquet flooring, loft access, linen cupboard, a large landing that in conjunction with the entrance hall enhances the feeling of space within the property. Stairs descend through 90 degrees to the ground floor:

ON THE GROUND FLOOR:

ENTRANCE HALL

10'4 x 9'6 opaque glazed door and windows from the front open into the spacious hall with parquet flooring and doors to ground floor rooms:



SITTING ROOM

21'8 x 12'1 dual aspect room with windows to the front and rear filling the space with light, currently configured as a ground floor bedroom.

STUDY

11'8 x 10'4 window to the rear overlooking the garden and ample space for desks etc, directly adjacent the kitchen and offering the option to amalgamate the spaces if desired.

CLOAKROOM

6'0 x 5'6 opaque window to the front, light green suite comprises pedestal wash basin and w/c.



DINING ROOM

16'9 x 9'6 dual windows to the front, overlooking the front garden and lane, a generous dining room immediately adjacent and with a serving hatch through to the:



KITCHEN

14'5 x 11'8 large window to the rear garden, the kitchen comprises a range of wall, base and full height units to three sides, providing extensive storage space and provision for the built in eye level double oven along with space and plumbing for a dishwasher. Wood block effect work surface to two sides with inset stainless steel sink and drainer, inset four ring electric hob. Door through to the:

UTILITY ROOM

9'5 x 8'2 a highly useful internal room with sink to the side, floor mounted oil fired boiler with further space and plumbing for washing machine. Part glazed door through into the:



DRAWING ROOM

26'4 x 14'3 dual aspect room with two windows to the rear and glazed door to the rear garden, this spacious room to the rear of the garage is suitable for a variety of uses aside from its current configuration as a pleasant drawing room, door through to the:

INTEGRAL DOUBLE GARAGE

19'9 x 18'0 with an electric roller door to the front from the driveway, this large useful space has power and light connected, an outside tap to the side wall and is suitable for a variety of uses.

OUTSIDE

to the front the property is approached via a substantial driveway from Flatford Lane with ample parking for a number of vehicles ahead of the garage. Area of lawn to the side and well defined fence and hedge boundaries to the sides. Gated side access to the:



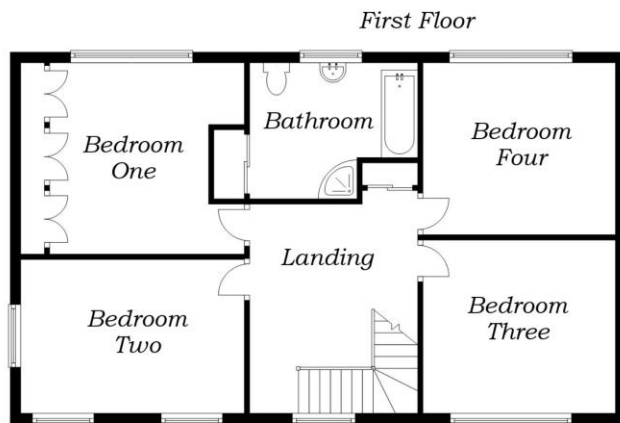
REAR GARDEN

taking in an Easterly yet open aspect and enjoying good sunlight throughout the day. The Garden is laid to lawn with an abundance of mature shrubs and plants to three sides, area of terrace to the rear of the property and following this a raised area to the foot of the garden suitable for dining with a little cutting back. Oil tank situated to the far corner of the back garden.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	27 F	
1-20	G		