



Grier & Partners
— LAND AND ESTATE AGENTS —

21 QUINTONS CORNER, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6RD
ASKING PRICE OF £399,995





INTRODUCTION

a spacious four bedroom property offering an abundance of space including a 26'8 x 15'9 Sitting room extension, separate Dining room and Kitchen, Four bedrooms and a large family bathroom. The property also benefits from a substantial rear garden with field views to the rear. Scope for modernization and enhancement make this a property truly worth a viewing.



DIRECTIONS

from the A12 turn left onto the B1070 and continue for about a mile passing The Carriers Arms PH on the left hand side. Just past The Carriers Arms turn left into Quintons Road, follow the road to the end and turn left onto Woodgates Road. Turn first left into Quintons Corner and No. 21 can be found on the right hand side.

INFORMATION

built in the late 1960's of brick and block construction under a tiled roof, the property benefits from a modern 6 month old gas boiler providing heating via radiators throughout, double glazed windows and doors throughout the property



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

all mains services are connected to the property, superfast broadband is available, 4G mobile coverage is available with most providers, Local Babergh district council contact number 0300 345 600. Council tax band - D, Energy Performance Rating –





ACCOMMODATION

over two stories, on the first floor:

SITTING ROOM

26' 08" x 15' 09" (8.13m x 4.8m) sliding glazed doors into the garden to the rear, window to the side, radiators, ample natural light coming into the room, feature brick fireplace effect.

DINING ROOM

13' 07" x 12' 02" (4.14m x 3.71m) large window to the front, radiator, door into the hallway and into the:

KITCHEN

18' 09" x 9' 09" (5.72m x 2.97m) rear door into the garden, window to the rear, built in Bosch oven, induction hob with overhead extractor, space for dishwasher, washer/ dryer, fridge/ freezer, inset sink.

HALLWAY

entrance via glazed front door, radiator, under stairs storage, door to boiler cupboard, door into the:

WC

5' 04" x 2' 09" (1.63m x 0.84m) WC, hand wash basin, mirrored wall unit

BEDROOM ONE

12' 03" x 11' 01" (3.73m x 3.38m) large window to the front, radiator, large built in wardrobes providing ample storage space

BEDROOM TWO

11' 05" x 9' 11" (3.48m x 3.02m) window to the rear, radiator

BEDROOM THREE

10' 04" x 7' 11" (3.15m x 2.41m) window to the front, radiator





BEDROOM FOUR/ OFFICE

8' 04" x 5' 06" (2.54m x 1.68m) window to the rear, radiator

BATHROOM

10' 04" x 7' 04" (3.15m x 2.24m) window to the rear, WC, hand wash basin, shower cubicle, inset bath, heated towel rail

GARDEN

access via rear door from the Kitchen as well as side access to the right of the property. Taking in a North Westerly aspect, predominantly laid to lawn with an area of patio adjacent the rear. A 6 foot fence marks the boundary from the property to the left and a large hedge marking the boundary to the right. Three foot wire fence marks the boundary looking over fields to the rear, two wooden sheds can be found in the corner of the garden providing storage.

To the front, a large driveway with space for three cars creates a good amount of off road parking, an area of lawn can also be found with a flower bed at the front of the property with a range of plants and shrubs

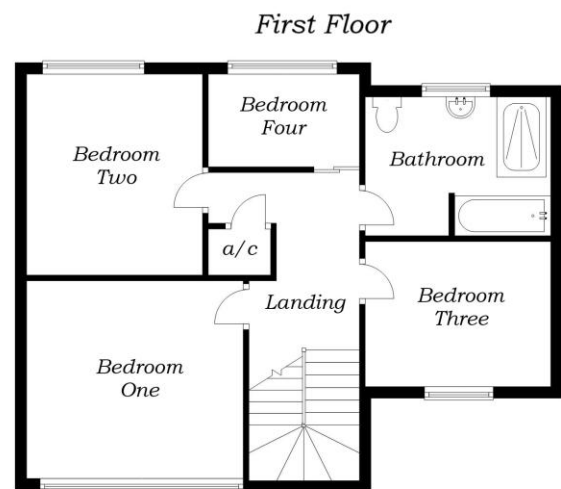






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