



3 bedroom Semi-Detached House located in West Bergholt.

Guide £450,000

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JOHN ALEXANDER
ESTATE AGENTS

Colchester Road West Bergholt Colchester CO6 3JX

FULL DESCRIPTION

THE HOME

Discover an exceptional opportunity in the highly desirable village of West Bergholt! This beautifully maintained three-bedroom semi-detached home is a true gem, perfectly blending contemporary comforts with the timeless allure of village life.

Access to the main dwelling is through a stylish double-glazed door on the side, opening into a welcoming entrance lobby that leads seamlessly into the breakfast room. This space boasts tiled flooring and a practical storage cupboard. The kitchen is well-equipped, featuring an array of fitted units and generous work surfaces. It includes a built-in four-ring gas hob, an electric oven with an extractor fan above, a sink with mixer taps, and a selection of wall-mounted cabinets, complemented by a rear-facing window.

Adjacent to the breakfast room, you'll find the ground floor shower room, which is thoughtfully designed with a shower cubicle, wash hand basin, and WC, accompanied by a window that allows natural light. The dining room features a double-glazed window on the side, stairs leading to the first floor with additional storage underneath, and it flows into the lounge. The lounge itself is enhanced by a charming feature fireplace equipped with an inset log burner and a striking brick chimney breast, including both a window and a door to the front of the property. Moving to the first floor, the landing provides access to the loft space, all three bedrooms, and the family bathroom. The first bedroom is situated at the front and offers two windows, along with a range of built-in wardrobes. Bedroom two overlooks the side, while bedroom three is currently utilized as a dressing room

and has a window facing the rear. The family bathroom is elegantly appointed with a roll-top bath, a vanity wash hand basin, a WC, and a chrome heated towel rail.

The detached annexe is spacious and well-presented, featuring an open-plan living room and kitchen area equipped with a variety of units and work surfaces, as well as a window at the front. The ground floor also includes a shower room, complete with a double shower cubicle, wash hand basin, WC, and a window. A spiral staircase leads to the first floor, where you'll find a generous bedroom, albeit with restricted head height.

Outside, the annexe is complemented by a patio and a beautifully maintained lawned garden, as well as a sizable timber shed, a convenient bin store, and a charming summerhouse or workshop, complete with power connections.

DIMENSIONS

Lounge
14'7" x 13'0" (4.45m x 3.96m)
Dining Room
10'8" x 10'7" (3.25m x 3.23m)
Kitchen / Breakfast Room
5'7" x 15'11" (1.7m x 4.85m)
Shower Room
5'7" x 6'2" (1.7m x 1.88m)
Master Bedroom
13'1" x 10'8" (3.99m x 3.25m)
Bedroom Two
6'4" x 10'4" (1.93m x 3.15m)
Bedroom Three
8'4" x 7'4" (2.54m x 2.24m)
Bathroom
9'5" x 5'7" (2.87m x 1.7m)



3



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Annexe Ground Floor
15'4" x 15'3" (4.67m x 4.65m)
Annexe Shower Room
8'0" x 5'8" (2.44m x 1.73m)
Annexe First Floor Bedroom
21'7" x 9'6" (6.58m x 2.9m)

LOCATION

The property is situated in the charming village of West Bergholt, located just a few miles northeast of Colchester. This picturesque area is known for its scenic countryside and vibrant community atmosphere, making it an ideal place for families and individuals alike.

West Bergholt is characterized by its beautiful green spaces and a blend of traditional and modern architecture, giving it a quaint yet dynamic feel. The village is surrounded by idyllic countryside and offers a range of outdoor activities, making it perfect for nature lovers. Additionally, the area is well-served by public transportation, with regular bus services and easy access to the A12, providing links to nearby towns and cities.

The village boasts a variety of amenities, such as a doctor's surgery, pharmacy, Co-op store, post office, pubs, a school, and parks, all conveniently located nearby. This property provides a lifestyle that is truly exceptional.

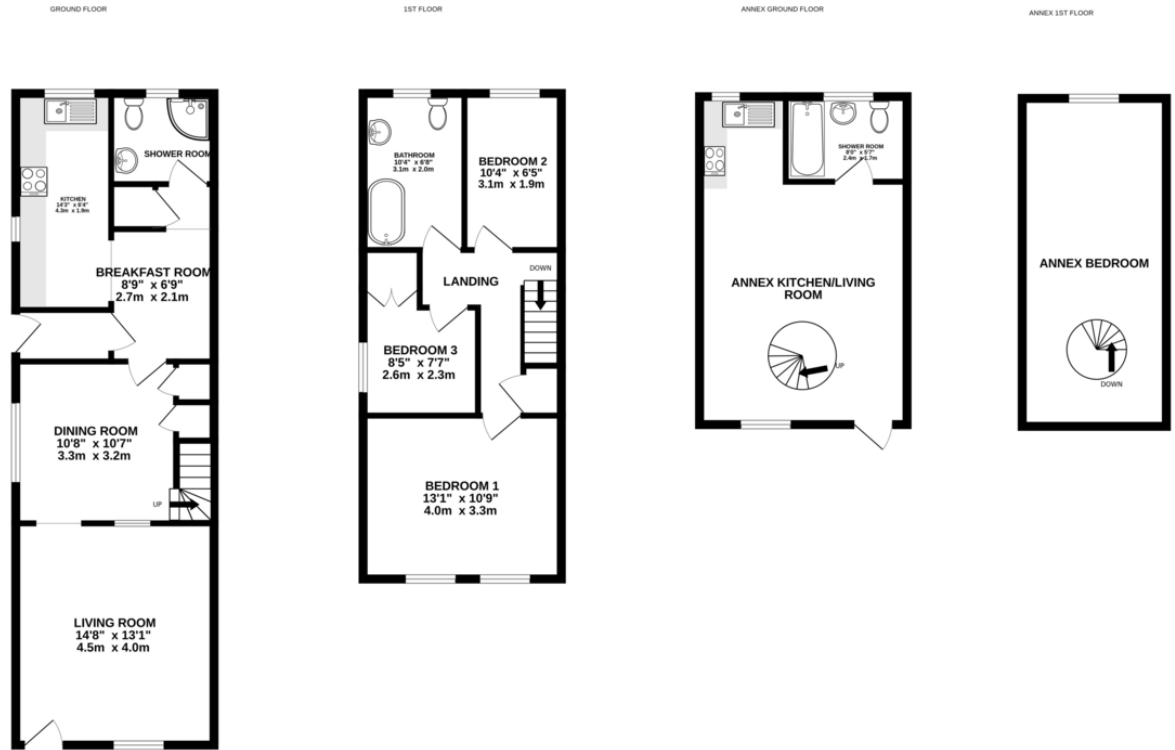




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FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

CONTACT

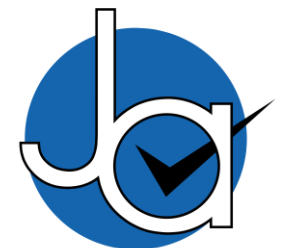
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