



Grier & Partners
— LAND AND ESTATE AGENTS —

14 NOTCUTTS, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6TS
ASKING PRICE OF £585,000





INTRODUCTION

this spacious four bedroom family home, situated in a quiet corner of the village within a short walk of the Gandish Road playing fields, Oranges and Lemons and Flatford Mill. Offers a buyer an abundance of ground floor space, alongside a sizable, West facing back garden. Completed by ample driveway parking to the front and presented in excellent, modernised order throughout, we highly recommend a viewing.

INFORMATION

of conventional brick and block construction with rendered front and brick rear elevations under a tiled roof. Windows and doors are UPVC construction, electrics are supplied via a RCD consumer unit. Heating and hot water are supplied via a gas fired boiler with hot water via a mains pressure tank. The property is connected to high speed internet with a choice of suppliers. A good level of insulation is present in the loft and cavity wall insulation has also been installed previously. The property is modern in its construction and enjoys a good Energy Performance rating of - - .



DIRECTIONS

from the centre of the village of East Bergholt continue past the Co-Op towards the church on your left hand side and down Rectory Hill, continue straight on at Burnt Oak Corner and after a quarter of a mile turn left into Notcutts. Turn left again and at the foot of the road the property with extensive driveway parking can be found on the left hand side.

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, Ultrafast Broadband Available, Council Tax Band – D (£2,162.34 2024/25 yearly cost), Energy Performance Certificate – TBC, Local Babergh District Council Contact – 0300 123 4000.

ACCOMMODATION

over two floors and offering great flexibility, on the ground floor:

ENTRANCE

via a secure UPVC door into the entrance lobby with door to the side into the:

CLOAKROOM

5'3 x 3'3 high level window to the side, tiled floor extends from the entrance lobby, wash basin to the side with travertine tiled splashback, w/c and extractor fan.





SITTING ROOM

18'0 x 11'9 dual aspect windows to the front (East) and rear (West), focal fireplace with inset gas fired log burner and feature walls to either side, doors open out into the rear garden and terrace.

KITCHEN-BREAKFAST ROOM

24'0 x 9'8 this stunning open plan space with a window to the front and double doors to the rear garden, has a tiled floor that extends through into the dining room. The high quality shaker style kitchen has an extensive range of wall and base units to two sides with a peninsular unit and breakfast bar standing alone.



The units provide space for the integrated double oven, microwave, washing machine and dishwasher. Further space and plumbing for the freestanding American style fridge/freezer. Work surfaces are of a light granite and including the surface over the peninsula unit provide extensive preparation space, inset five ring gas hob with extractor over and inset ceramic sink and drainer. Recessed ceiling lights and large under stairs storage cupboard with space for tumble dryer. Open plan through into the:

DINING ROOM

12'1 x 7'6 spacious room with window to the rear (West) overlooking the garden, door through into:

BEDROOM FOUR

16'2 x 8'1 window to the front, spacious ground floor bedroom with oak veneer flooring. The room has great potential for a range of uses, from a home office to playroom or the current use as a spacious bedroom.

ON THE FIRST FLOOR

three bedrooms and the family bathroom.

BEDROOM ONE

18'5 x 9'9 (total space incl en-suite) dual aspect windows to the front and rear overlooking the garden, built in full height wardrobes, space for dressing table and door through into the:

EN-SUITE

opaque window to the rear, tiled walls to ceiling height and tile effect flooring. Corner shower with inset wall mixer controls, wash basin, w/ c with concealed cistern under a granite surface. Heated towel rail, recessed ceiling lights and extractor fan.





BEDROOM TWO

9'0 x 8'9 window to the rear overlooking the garden, configured as a single bedroom with freestanding wardrobes and drawer unit.



BEDROOM THREE

8'6 x 7'8 window to the front, single bedroom or an ideal nursery/home office.

FAMILY BATHROOM

7'2 x 5'4 opaque window to the front, tiled walls to two sides and tile effect flooring. Inset P shape bath to the side with screen and shower over. Wash basin, w/c, heated towel rail and extractor fan complete this attractive and practical family bathroom.



LANDING

9'7 x 6'2 picture window to the rear overlooking the garden, over stairs storage cupboard, doors to first floor rooms, loft access and stairs descending to the ground floor hall.

OUTSIDE

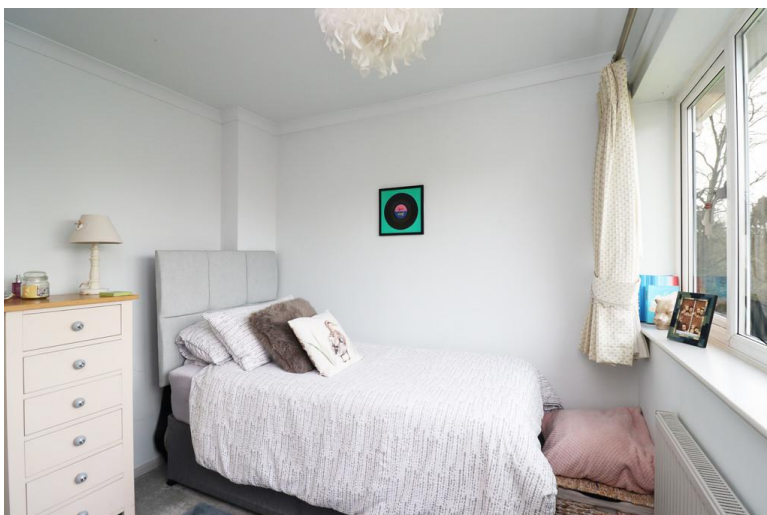
the property benefits from an abundance of outside space both to the front and rear.

TO THE FRONT

from the road the extensive gravelled and hardstanding driveway provides parking for a number of vehicles and gives the space and scope needed (subject to planning) for the construction of a single storey garage/car port. Gated side access through into the:

REAR GARDEN

taking in a Westerly aspect this extensive garden is predominantly laid to lawn with mature hedge and fence boundaries to all sides. Extensive flagstone terrace to the rear of the property takes in the afternoon and evening sunshine. To the South Western corner of the garden a sizeable pergola with power and light connected provides and great outside eating area. Further large shed over a slab base completes the storage areas.

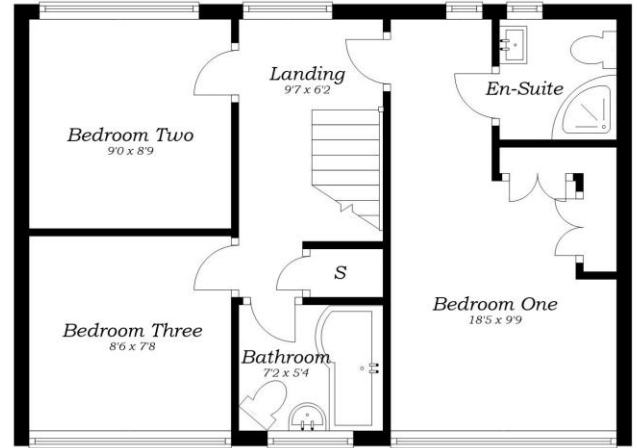
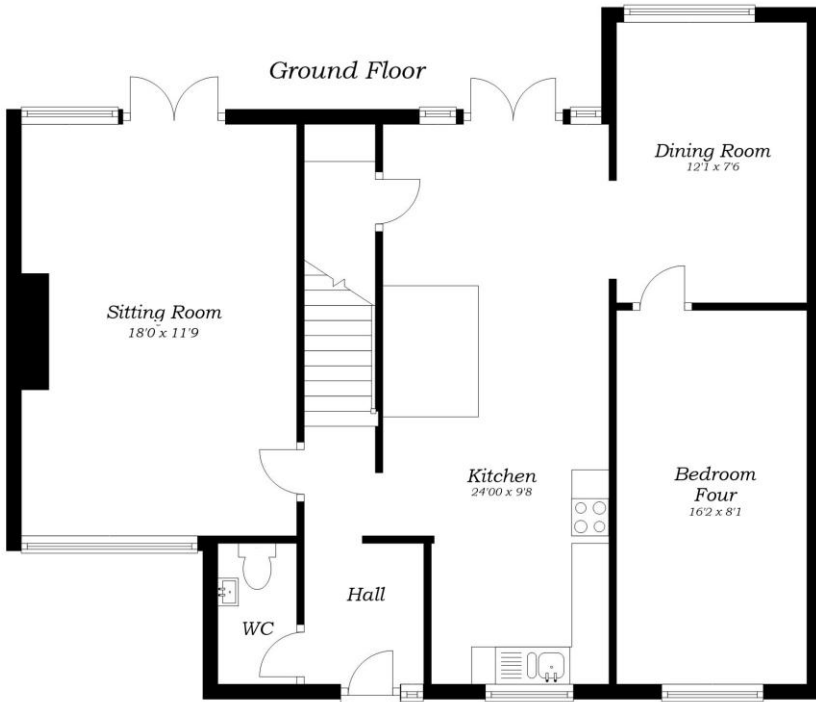






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		