



Grier & Partners

LAND AND ESTATE AGENTS

119 CONSTABLE GARDENS, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6RF
ASKING PRICE OF £880,000





INTRODUCTION

Set in the highly desired village of East Bergholt, this substantial five-bedroom new build home comes in at some 2,287 square feet, offering an abundance of flexible living space. Finished to an exceptional standard throughout, the property welcomes you with a bright and spacious entrance hall, thoughtfully designed living areas, five generous bedrooms with en-suites to two rooms, a large family bathroom, and a spacious private rear garden. With energy-efficient features and high-quality finishes throughout, this is a superb opportunity to secure a brand-new home in one of Suffolk's most desirable locations.



INFORMATION

Of brick over timber frame cavity construction under a tiled roof with brick elevations, the property has been completed with a strong focus on energy efficiency throughout. Features include a photovoltaic solar array on the roof, a centralised mechanical extract ventilation system, gas boiler, enhanced double glazing, and a wastewater heat recovery system. The property also enjoys a block-paved driveway, mains water, gas, electricity, and high-speed broadband. Furthermore, the development features an abundance of green spaces, parks, and close links to walks throughout the area.



DIRECTIONS

From the A12 heading south, take the East Bergholt junction and turn left onto the B1070 towards the village. Constable Gardens can be found on the left-hand side as you enter the village. Take the second entrance into the site, then turn right and follow the road around to the left. Shortly afterwards, turn right, where Plot 119 can be found on the left-hand side with off-road parking.



EAST BERGHOLT

East Bergholt benefits from a good range of local facilities, including a newly opened large Co-op with Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school through to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with excellent reputations.

East Bergholt also offers ideal transport links, being only a few minutes' drive from the A12, which connects to the M25 towards London and the A14 to the north. Stansted Airport is easily accessible, at approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in nearby Manningtree, offering a journey time of around one hour to London Liverpool Street.

There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food from breakfast through to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back-a lovely spot for a coffee. Further up the road are the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs offering excellent food and a fine selection of classic ales.





ACCOMMODATION

Arranged over two floors. On the ground floor.

ENTRANCE HALLWAY

Accessed via a secure uPVC front door into a large, light, and welcoming space with doors leading to all ground-floor rooms and a central staircase to the first floor.

KITCHEN / FAMILY / DINING ROOM

23'3" x 14'7" An exceptional and flexible space with large windows and doors opening into the rear garden, creating an abundance of natural light. The kitchen benefits from a range of wall and base units with ample worktop space, integrated fridge/freezer, wall-mounted oven and microwave, dishwasher, inset sink unit, gas hob with extractor above, and wine cooler. Breakfast bar. Door leading into:

UTILITY ROOM

8'6" x 5'7" Door to the rear garden, a range of wall and base units, space for a washing machine and tumble dryer, built-in sink unit, and boiler cupboard.

DINING ROOM

12'9" x 9'5" Window to the front. A flexible room with ample space for a large table and chairs. The room is carpeted, enhancing its suitability for use as an office or playroom.

SITTING ROOM

19'6" x 15'4" Large windows and doors opening into the rear garden. A spacious, light, and flexible room.

STUDY

12'5" x 9'10" Window to the front.

WC

5'2" x 3'11" WC and hand wash basin.

ON THE FIRST FLOOR:

LANDING

Windows to the front, doors to all five bedrooms and the family bathroom, airing cupboard, two storage cupboards, and a generous space next to the window suitable for furniture or seating.





BEDROOM ONE

15'8" x 11'5" Window to the rear allowing an abundance of natural light, a wall of built-in wardrobes, and door leading into:

EN-SUITE

8'3" x 8'0" Window to the side. Tiled to chest height and comprising a bath, WC, hand wash basin, and shower cubicle with sliding glass door, tiled to ceiling height.

BEDROOM TWO

13'8" x 10'5" Windows to the front. Door leading into:



EN-SUITE

4'9" x 7'5" Large shower cubicle with sliding glass door, WC, and hand wash basin.

BEDROOM THREE

14'0" x 11'5" Window to the rear overlooking the garden.

BEDROOM FOUR

14'3" x 9'1" Window to the front.

BEDROOM FIVE

8'8" x 11'5" Window to the rear overlooking the garden.



BATHROOM

10'4" x 7'3" Window to the side. Tiled to chest height and comprising a bath, large heated towel rail, WC, hand wash basin, and shower cubicle with sliding glass door, tiled to ceiling height.

GARDEN

To the rear, the garden is enclosed by six-foot fencing on all three sides and is mainly laid to lawn, with a small patio area running across the width of the property. The garden is an excellent size for entertaining, games, and enjoying the evening sun with a glass of wine.



To the front, the property is accessed via a road serving a small number of homes, with Plot 119 being the first on the left-hand side. A block-paved driveway provides parking for four cars. A large lawn separates the road from the front of the property, with well-planted flower beds featuring a range of shrubs and flowers.

DOUBLE GARAGE

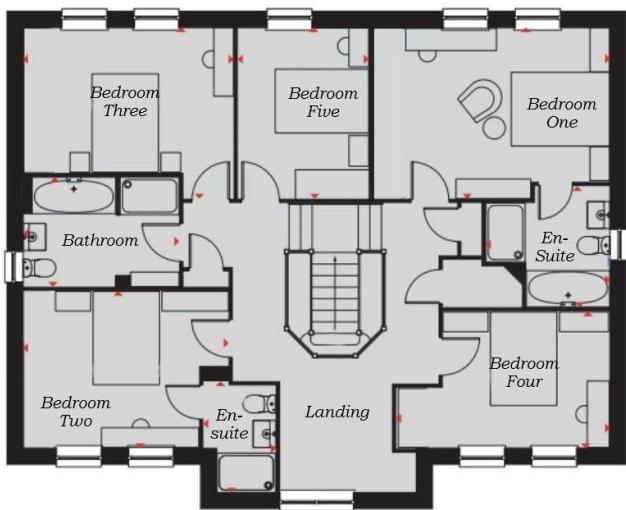
Accessed via a personal door from the rear garden or by two single up-and-over doors to the front. Provides space for two vehicles, with an electric vehicle charging point located on the front of the garage.



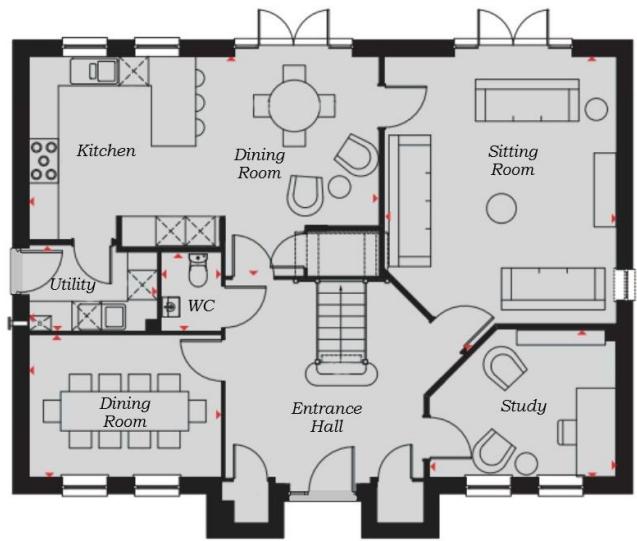


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First Floor



Ground Floor