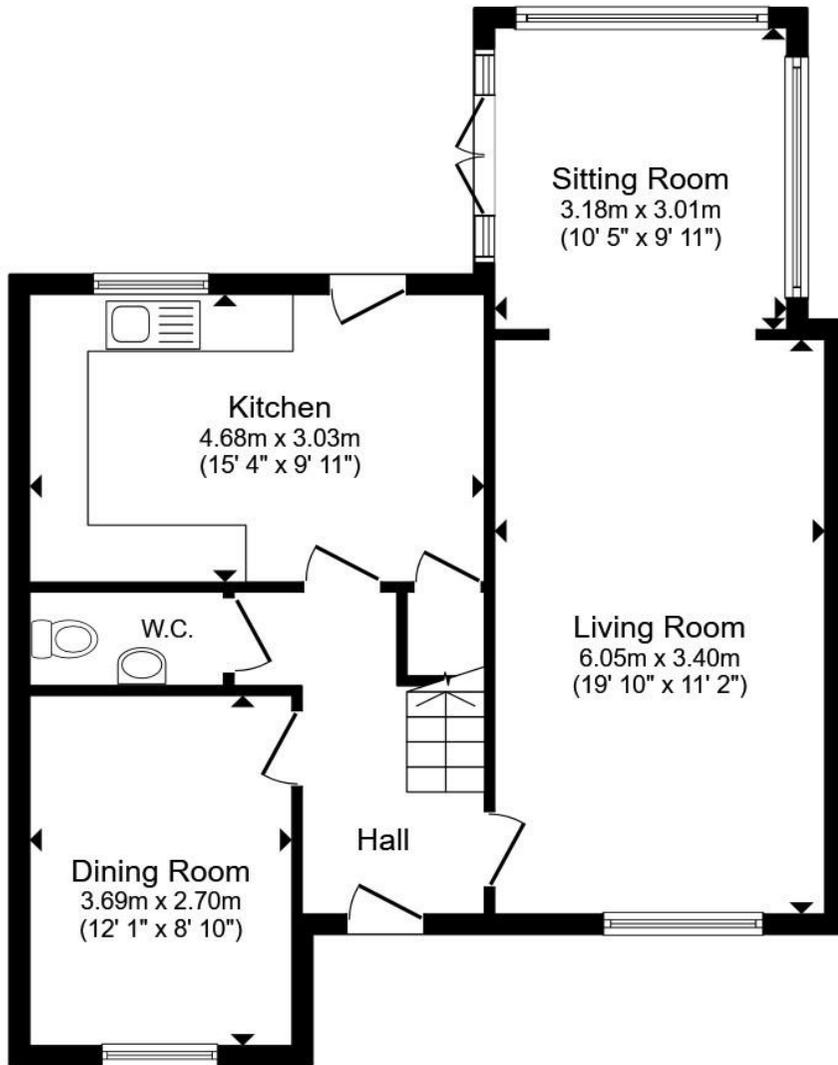
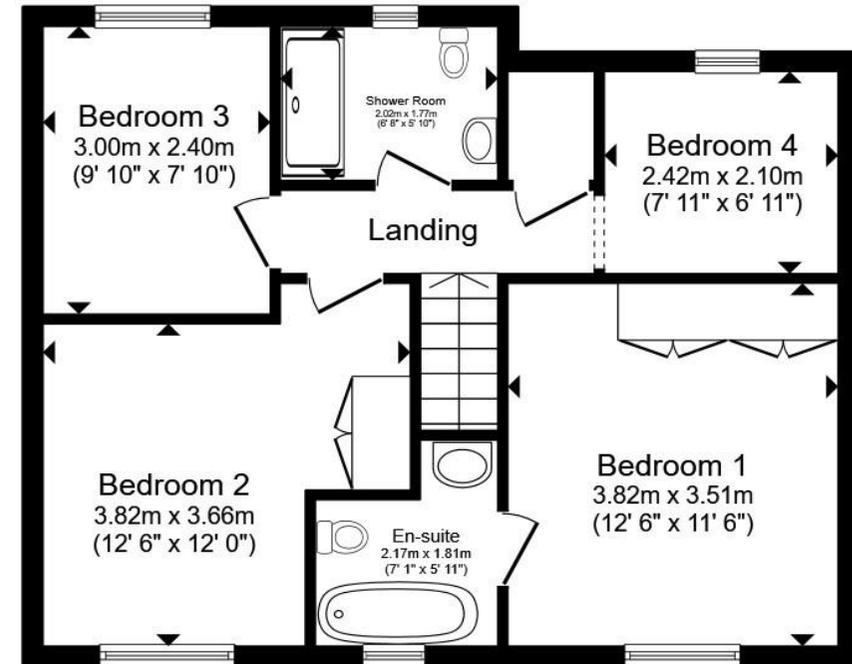




Maltings Park Road, West Bergholt, Colchester, CO6 3SG



Ground Floor



First Floor

Total floor area 117.1 m² (1,260 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

This attractive and spacious detached family home is situated in the popular village of West Bergholt, which benefits from beautiful countryside walks including the stunning Hillhouse Woods. The village also offers local amenities such as CO-OP store, pubs, restaurants and schooling.



Ideally situated for access to stunning countryside, local amenities and excellent transport links, this lovely family home benefits from beautifully presented and spacious accommodation throughout. The property is located within 2 miles of Colchester's mainline train station with direct links to London Liverpool Street, and is within close proximity of the A12 making it ideal for commuters.

The property features brand new carpets, underfloor heating to the ground floor and Solar Panels. An early viewing is essential to fully appreciate the location and quality of accommodation on offer.

Entrance Door To:

Entrance Hall

With stairs to first floor, wood effect flooring, radiator, doors to:

Dining Room / Sitting Room

Upvc double glazed window to front, wood effect flooring, radiator.

Cloakroom

Upvc double glazed window to side, low level w.c., wash hand basin, radiator, wood effect flooring.

Lounge / Diner

Upvc double glazed window to front, feature fireplace, radiator, wood effect flooring, opening to:

Kitchen / Breakfast Room

Upvc double glazed window and door to rear, comprehensive range of matching white high gloss finish base and eye level units, work surfaces, inset sink unit with mixer tap and drinking tap, built-in eye level double oven, spaces for washing machine and dishwasher, space for American style fridge/freezer, kitchen island and breakfast bar, under unit and kickboard lighting, wood effect flooring, built-in cupboard.

Conservatory

Double glazed and brick construction with pitched roof and fitted blinds, wood effect flooring, doors to side leading to garden.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Master Bedroom

Upvc double glazed window to front, two double built-in wardrobes, carpet, radiator, feature panelling to one wall, door to:

En Suite Bathroom

Upvc double glazed window to front, panel enclosed bath, low level w.c. and wash hand basin, wood effect flooring, tiled walls, heated towel rail.

Bedroom Two

Upvc double glazed window to front, built-in wardrobe, radiator, carpet.

Bedroom Three

Upvc double glazed window to rear, radiator, carpet.

Bedroom Four

Upvc double glazed window to rear, radiator, carpet.

Shower Room

Large walk-in shower, low level w.c. and wash hand basin, tiled floor and walls, heated towel rail, upvc obscure double glazed window to rear.

Outside

The property is located on a corner plot and benefits from lawned garden to the front, with pathway leading to entrance door. There is a driveway to the side providing off road parking for several cars and leading to the Garage.

The rear garden is mainly laid to lawn with patio area abutting the property, all enclosed by panel fencing, providing an ideal outside space for relaxation and entertaining.



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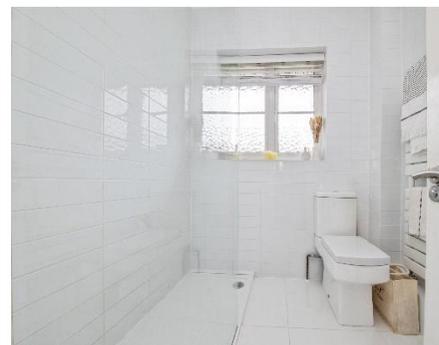
welcome to
**Maltings Park Road, West Bergholt
Colchester**

- Spacious Living Accommodation
- Underfloor Heating To Ground Floor
- Modern Kitchen/Breakfast Room
- Cloakroom, En Suite Bathroom
- Family Shower Room
- Four Bedrooms
- Parking, Garage & Enclosed Rear Garden
- Solar Panels

Tenure: Freehold EPC Rating: C
Council Tax Band: E



offers in excess of **£500,000**



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121297



Property Ref:
CCS121297 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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