



4 SACKVILLE WAY, WEST BERGHOLT,

COLCHESTER, ESSEX, CO6 3DZ

**NP** NICHOLAS  
PERCIVAL

Enjoying a secluded cul-de-sac position with farmland to the rear, is this well-presented four-bedroom detached family home in the popular village of West Bergholt near Colchester. The property is comprised of a master bedroom with en-suite, kitchen / dining room, utility / boot room, sitting room, study, family bathroom and cloakroom. In addition to the double garage, ample off-road parking is provided.

Tenure Freehold | Council Tax Band F | EPC C

Gas Central Heating (boiler less than 12 months old, at the time of writing)



## Property

Enjoying a secluded cul-de-sac position with open farmland to the rear is this well-presented four-bedroom family home in the popular village of West Bergholt near Colchester.

The property opens to an entrance lobby that provides useful storage space for coats and shoes.

The heart of the home is the kitchen / dining room. There is a granite topped island that provides storage, and set within the shaker style kitchen (under quartz work surfaces) there is space and plumbing for a free-standing dishwasher. Space is also provided for a free-standing range oven and free-standing fridge / freezer. Ample storage is

provided by a good array of cupboards and drawers in addition to the pantry.

The utility / boot room provides additional storage and work space, as well as providing plumbing for a free-standing washing machine. Contained within the utility room is the boiler cupboard, and the gas boiler is less than 12 months old, at the time of writing.

The dining area allows access (via French doors) to the veranda, patio and garden beyond. The sitting room (also with French doors to the garden) features a cosy remote controlled electronic fire set within an attractive surround.

The ground floor concludes with a useful study for those that work from home and a cloakroom comprised of handbasin and toilet.

Ascending the stairs to the first floor, the main bedroom (with views of the rear garden) benefits from two built in wardrobes and the accompanying en-suite shower room features a double shower, pedestal handbasin, heated towel rail and toilet.

Bedroom two (also to the rear) is a double with built in wardrobe, bedrooms three and four are single rooms.

The family bathroom completes the internal accommodation and is comprised of a bath with shower mixer hose and screen, pedestal handbasin, toilet and heated towel rail.

## Outside

4 Sackville Way enjoys a quiet secluded cul-de-sac position. To the front of the property there is ample off-road parking for several vehicles

upon the block paved driveway, in addition to the double garage with electronic roller door, with personnel door to the rear.

There is gated access to the enclosed rear garden to both sides of the property. The rear garden features a patio and veranda adjacent to the house, with the garden itself mainly laid to lawn and mature planting. At the rear of the plot a gate allows access for countryside walks and enjoyment of the rolling farmland views.

## Situation

West Bergholt is a very popular village to the west of Colchester. The village offers a good range of local services including a village store, post office, Doctors' surgery, two public houses and a primary school that was rated as 'Good' in the last Ofsted report. West Bergholt is ideally placed to enjoy the rolling



countryside of North Essex and South Suffolk, whilst being exceptionally well connected, with easy access to the mainline railway station in Colchester (for connections to London, Liverpool Street, Ipswich, and Norwich) and the A12.

The city of Colchester offers all the offers all the leisure, recreational and shopping facilities expected of a major regional centre, as well as some excellent secondary schooling options in both the private and state sectors.

### Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do

our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



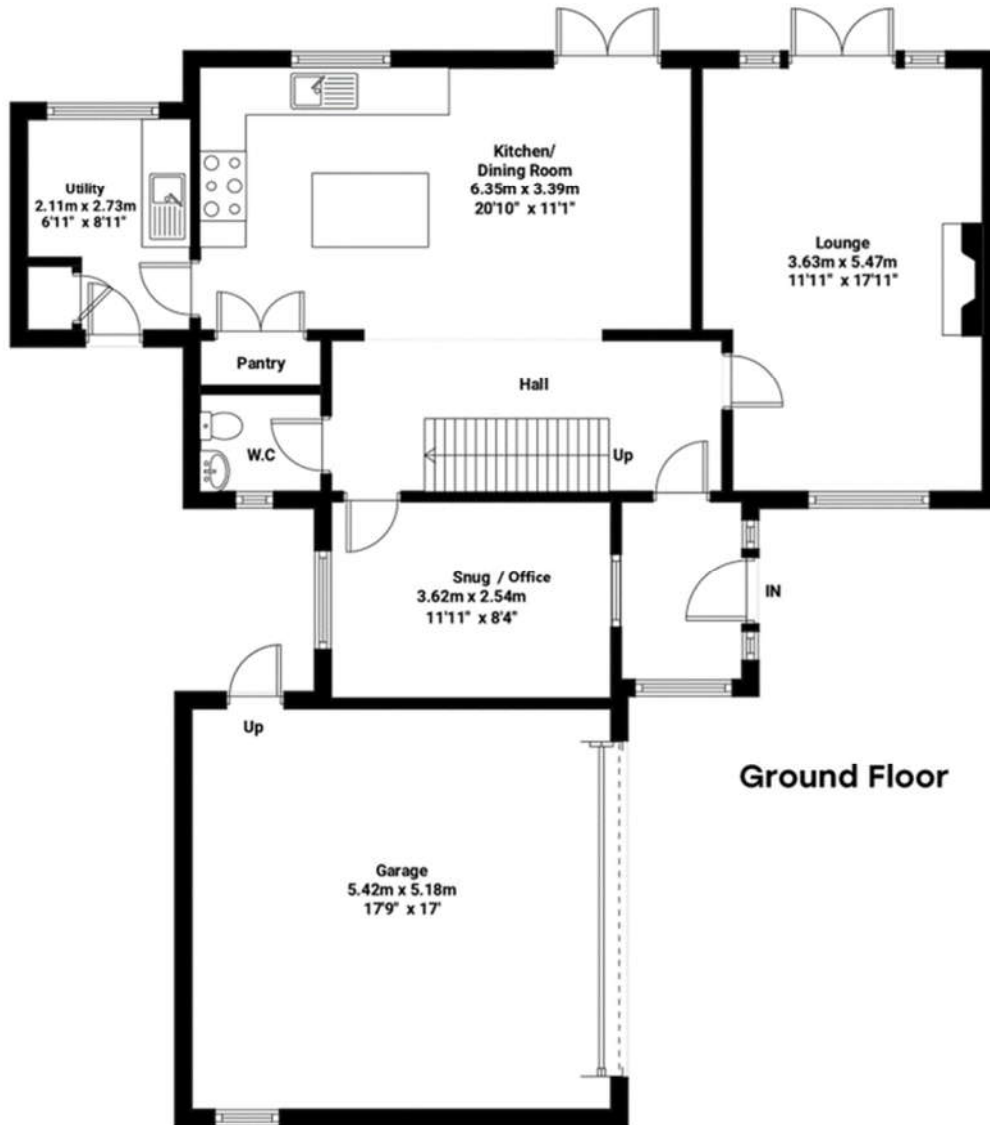


**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

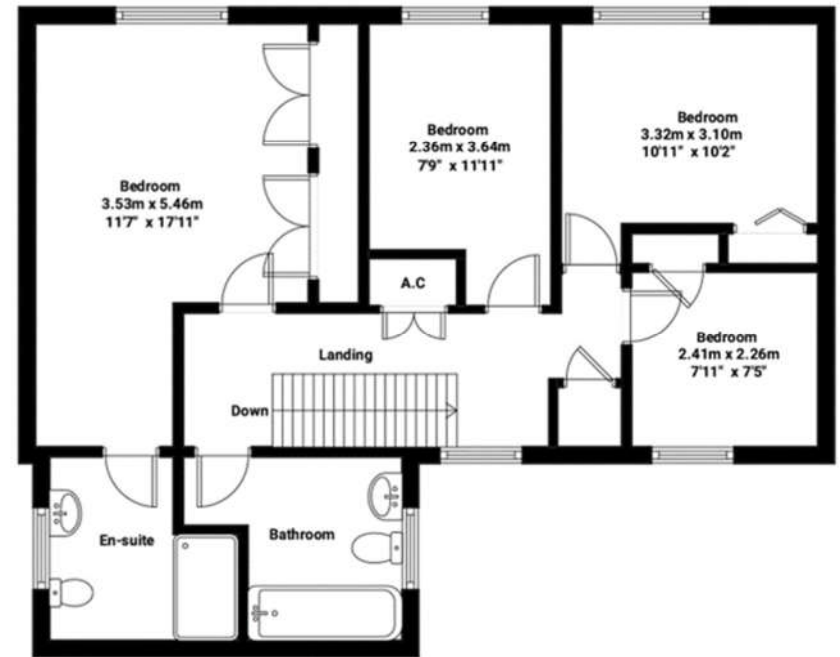


# Sackville Way, West Bergholt

Illustration for identification purposes only. Measurements are approximate and not to scale.



Ground Floor



First Floor

**TOTAL APPROXIMATE FLOOR AREA:**  
1765.5 sq ft (163.18 sq mt)

