

oakheart



£160,000

Guide Price

Straight Road, East Bergholt

Guide Price: £160,000 - £170,000.

Welcome to your luxurious retreat at the prestigious Grange Country Park in East Bergholt. This stunning two double bedroom lodge presents a modern, upscale ambiance with exquisite finishes throughout, promising a lifestyle of comfort and sophistication.

Upon entering, you'll be greeted by a spacious open-plan lounge and kitchen diner, bathed in natural light and adorned with high-quality features. The lounge area extends seamlessly onto a generously sized decked balcony through French doors, offering an ideal space for relaxation and entertaining. Additionally, discover a cozy snug, perfect for creating an extra reception

room to suit your lifestyle needs.

The lodge boasts two inviting double bedrooms, each designed for ultimate comfort and privacy. The principal bedroom features a chic dressing area, a contemporary en-suite, and access to an additional balcony area, providing a serene outdoor retreat. A well-appointed family bathroom caters to the needs of the second bedroom and guests alike.

Outside, indulge in outdoor living on two expansive decked balcony areas, ideal for alfresco dining and hosting barbecues. Embrace the tranquility of the surroundings as you unwind in the vast wrap-around lawned area, offering breathtaking panoramic views of the surrounding fields. On the lawned area,

you will also find a hot tub which will be staying with the property. With ample off-road parking, convenience is never compromised at this exceptional property.

This stunning contemporary two bedroom lodge was previously used a show home for the development and is situated within the prestigious Grange Country Park. The lodge boasts high end finishes throughout, panoramic field views to the rear and easy access to the restaurant, bar and outdoor heated swimming pool.

CASH BUYERS ONLY.

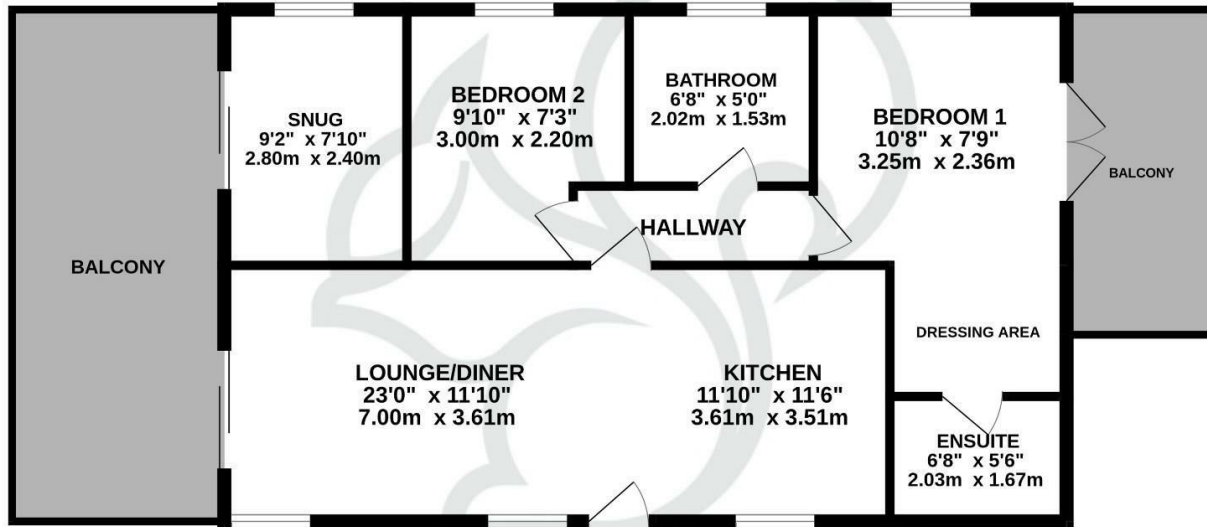








## GROUND FLOOR



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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Local Authority:

Tenure:  
Leasehold

Council Tax Band:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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