

oakheart

£1,900 Per Month

Per Month

Coopers Crescent, West Bergholt



This stunning four-bedroom detached house is situated in the highly sought-after village of West Bergholt, offering a perfect blend of modern living and traditional charm.

The property features a spacious and welcoming entrance hall leading to a bright and airy living room, perfect for entertaining guests or relaxing with family. The separate dining room is ideal for more formal occasions, with ample space for a large dining table and chairs. The contemporary kitchen features space for

appliances and offers plenty of storage and worktop space. A separate utility room provides additional storage and laundry facilities whilst there is also a study and garden room which further enhances the downstairs living accommodation.

The property boasts four generously proportioned bedrooms, one of which benefits from an ensuite. Each bedroom is decorated in neutral colours and also features plenty of space for additional bedroom furniture. The main family bathroom is

spacious and well-appointed, with a modern suite, fixtures and fittings.

Externally, the property benefits from a large, private garden, perfect for summer barbecues and al fresco dining. There is also ample off-street parking for several vehicles, making this an ideal family home.

Offered unfurnished and available for September occupation. Call the Oakheart lettings team for further information.

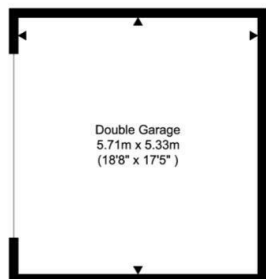




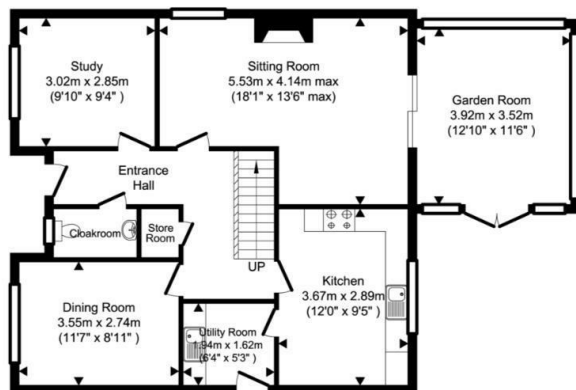




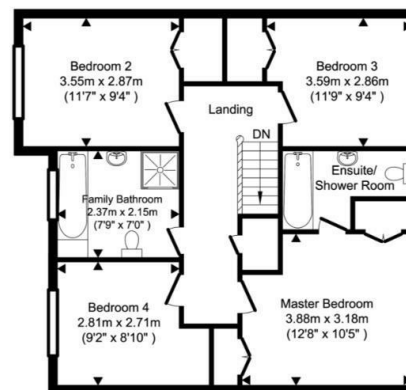




Garage  
Approximate Floor Area  
327.54 sq. ft.  
(30.43 sq. m)



Ground Floor  
Approximate Floor Area  
738.51 sq. ft.  
(68.61 sq. m)



First Floor  
Approximate Floor Area  
715.90 sq. ft.  
(66.51 sq. m)

**TOTAL APPROX. FLOOR AREA 165.55 SQ.M. (1781.96 SQ.FT.)**

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Local Authority:

CBC

Tenure:

Council Tax Band:

F

### 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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