

oakheart



£400,000

Guide Price
Pirie Road, West Bergholt

Guide Price: £400,000 - £425,000.

Situated on the sought-after Pirie Road of West Bergholt, this spacious and beautifully presented four-bedroom, two-bathroom semi-detached home offers an ideal family living space boasting just over 1,200 sq ft of accommodation. Its convenient proximity to the highly acclaimed Heathlands Primary School, local amenities, the A12, and Colchester North Station providing direct trains into London Liverpool Street, makes it a perfect choice for commuters and families alike.

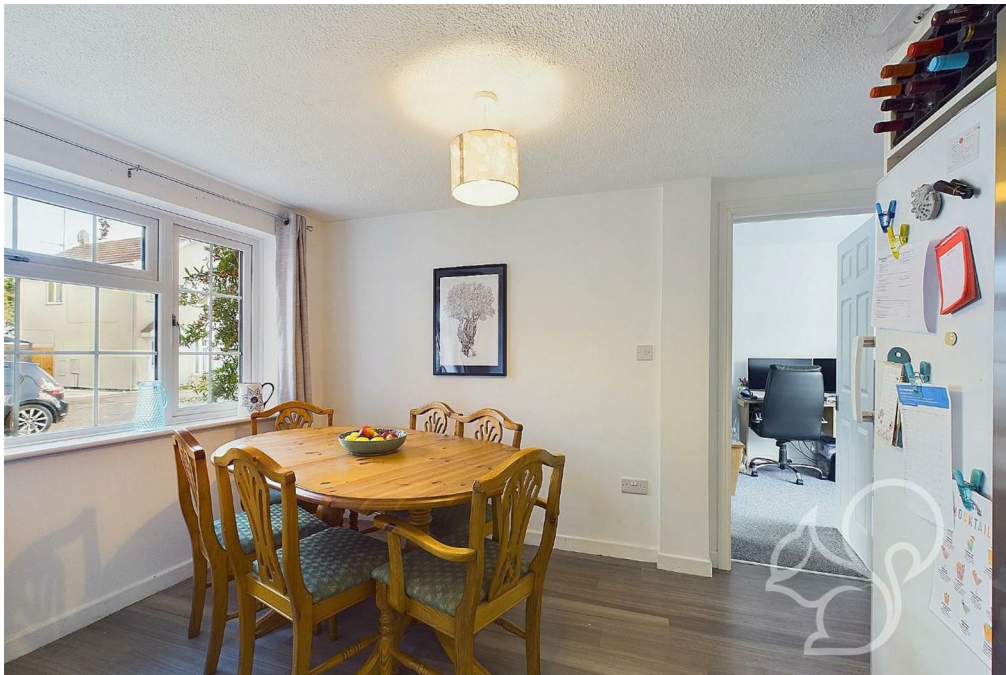
Upon entering, you are welcomed by a spacious entrance hall leading to a bright and airy living room featuring a charming bay window. The heart of the home is the modern, recently refitted kitchen, complete with a breakfast bar, ample cupboard and worktop space. Adjacent to the kitchen is a dining room perfect for family meals and gatherings. The ground floor also benefits from a convenient WC & utility room, and a versatile second reception room, created from a well-executed garage conversion, offering flexible living or office space.

The first floor boasts a large principal bedroom with its own en-suite bathroom, providing a private retreat. Two further double bedrooms, an additional single bedroom, and a well-appointed family bathroom complete this floor, making it perfect for growing families.

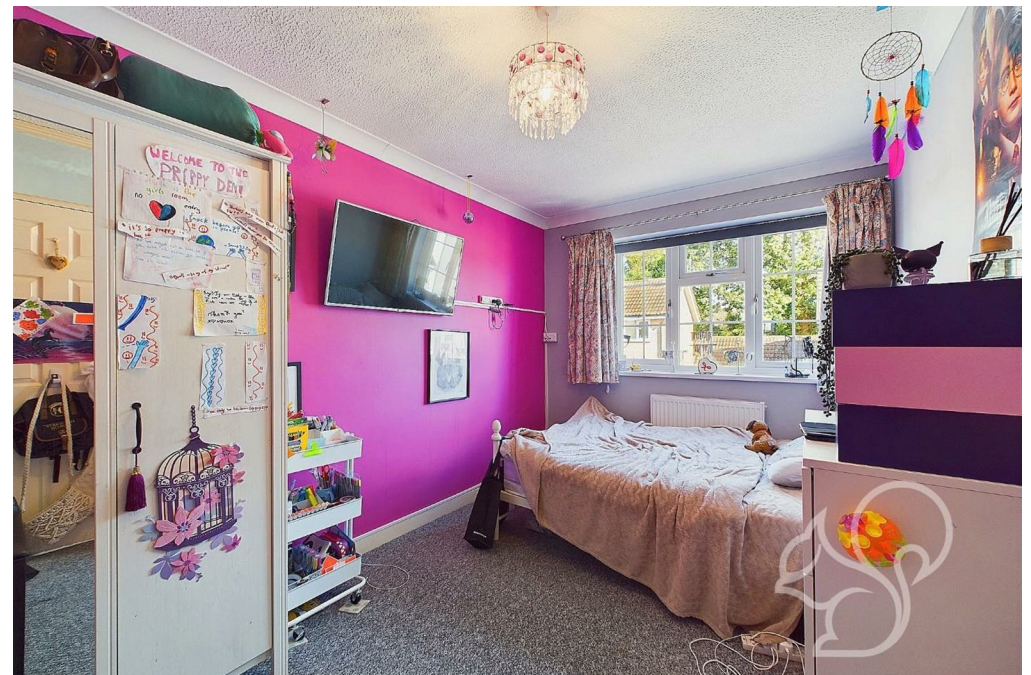
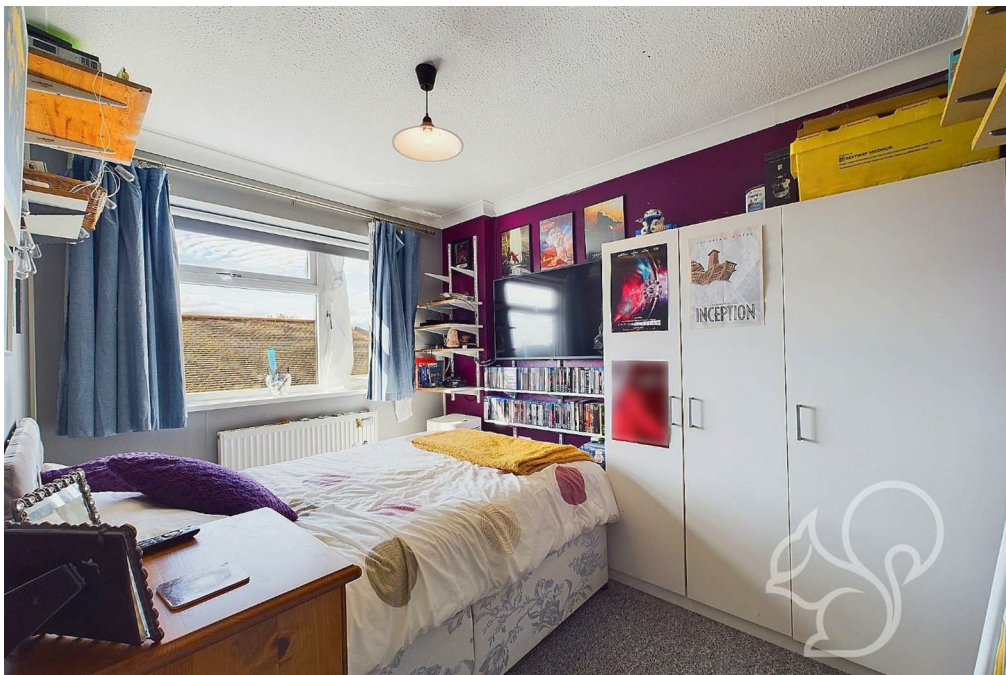
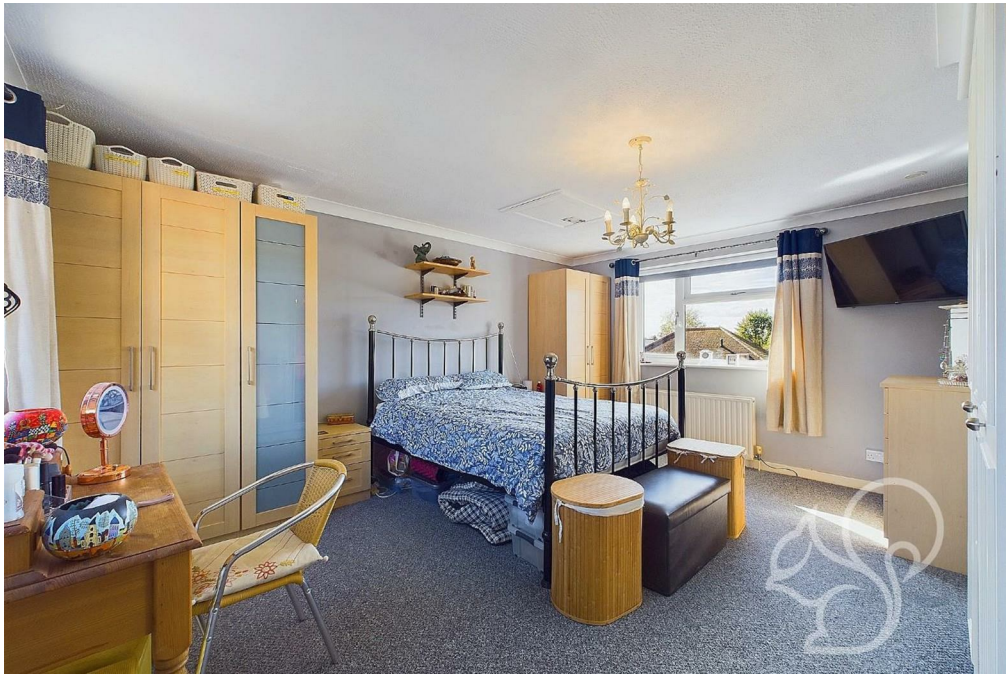
The property enjoys a generous enclosed rear garden featuring a large decking area, a lawn, and a further patio area, ideal for outdoor entertaining and relaxation. With side access and a front driveway providing ample off-road parking, this home ensures convenience and ease of living.



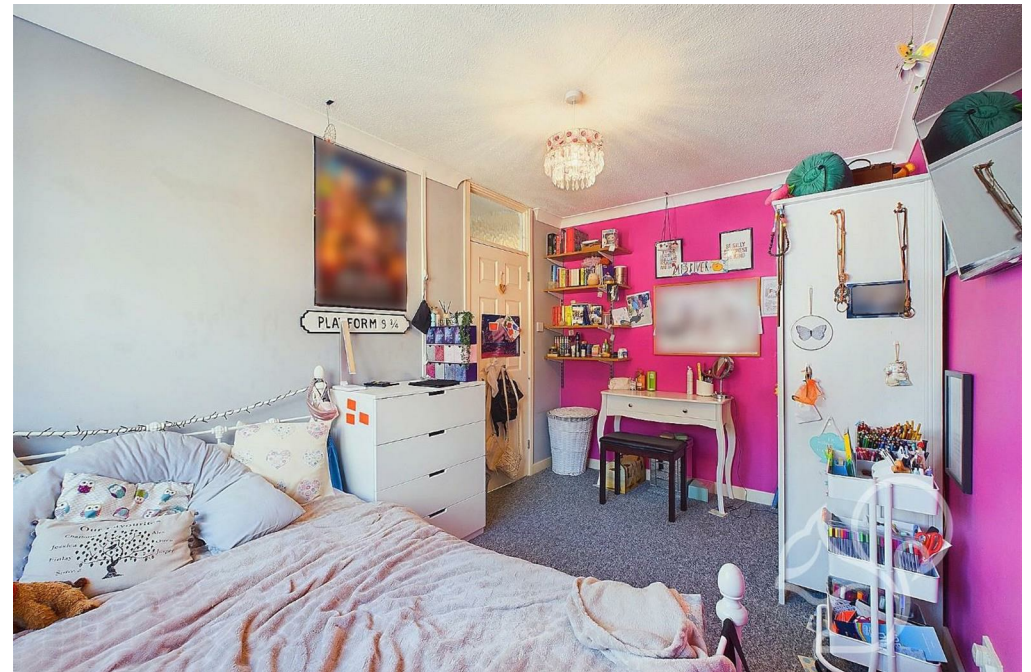








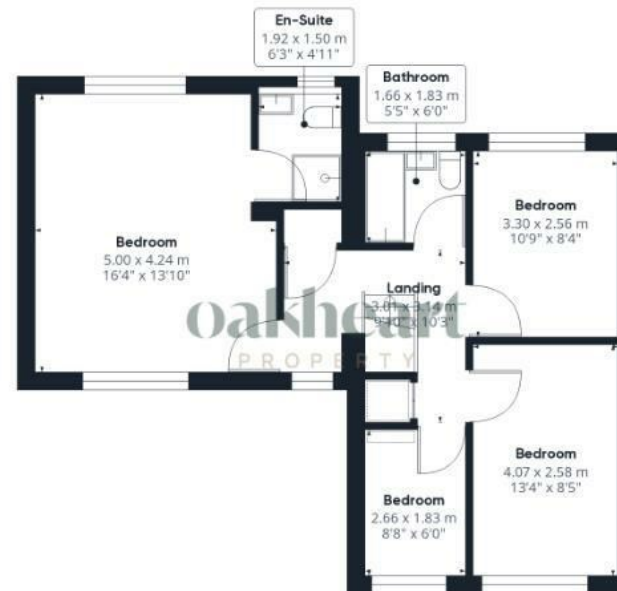








Ground Floor



Floor 1

Approximate total area⁽¹⁾

115.21 m²

1240.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

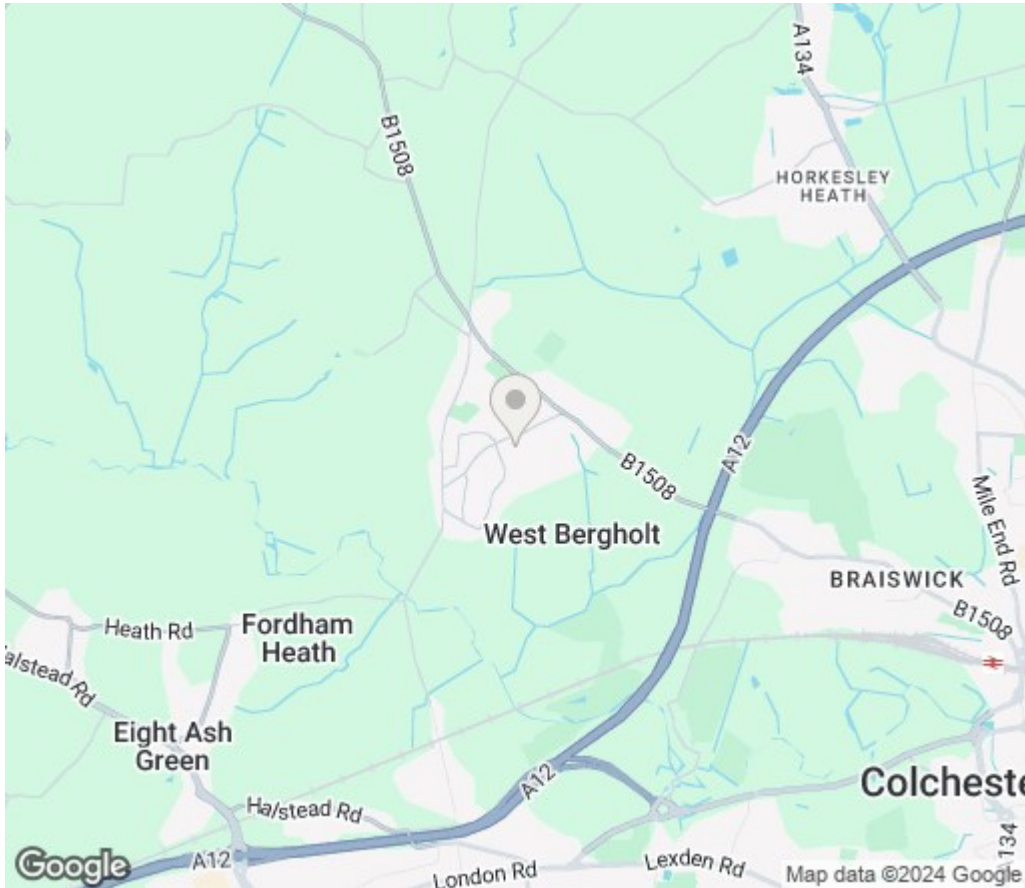
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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