



oakheart

oakheart

PROPER

£475,000

Guide Price
Pudding Lane, Birch

Guide price of £475,000 - £500,000

Situated in the rural village of Birch, approximately five miles from Colchester's town centre is this two bedroom detached bungalow. Secluded down a country lane, the property sits a short distance from the village's local primary school with easy access to the A12 through the ever developing Stanway area. Comprising of a generous lounge, a traditional fitted kitchen, two double bedrooms of which the second is currently utilised as an

additional reception room snug. Furthermore benefitting from a family bathroom suite, a well landscaped rear garden with stunning rural views over fields and off road parking via a driveway for four vehicles.

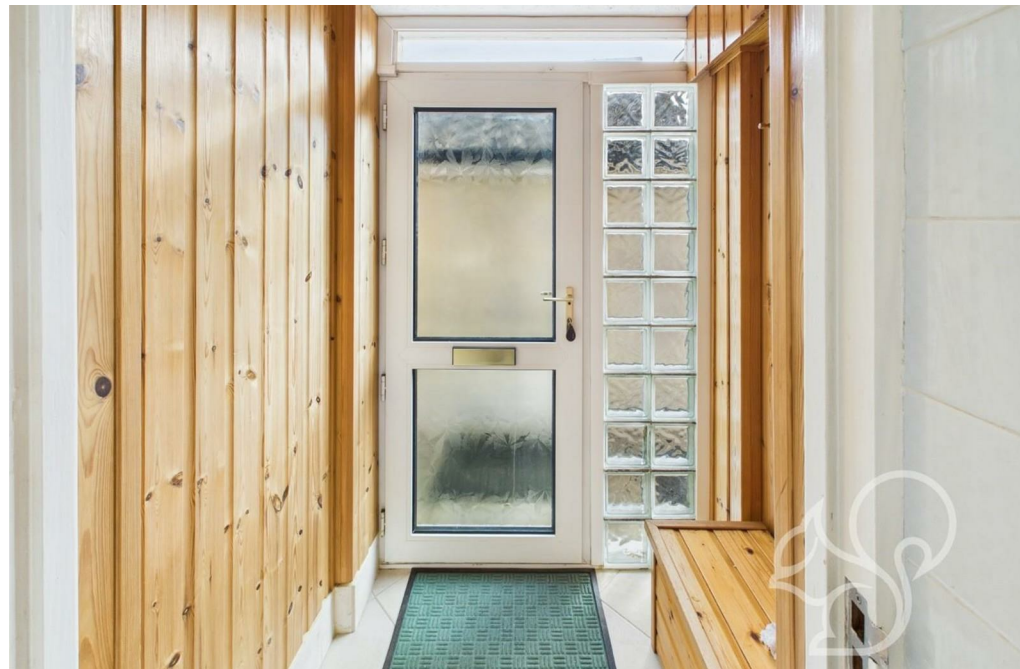
Internally the property consists of charming accommodation requiring some light modernisation, with a delightful porch leading to the main hallway. With the lounge to the initial left, offering a good size hub of the home with dual aspects windows

allowing plenty of natural light in. Benefitting from a range of white wood units, the kitchen provides green granite countertops, an integrated oven and links to a porch with direct rear access. The family shower room has been recently renovated and finished to a high standard. To the right side of the property sits both the master and second bedrooms, of which also offer dual aspect views.

Boasting a generous area of patio, with decking perfect for outdoor seating overlooking the scenic views to the rear. Call Oakheart today to book a viewing!











oakheart