

oakheart



£375,000

Guide Price

Lampon Close, West Bergholt

Guide Price: £375,000 - £400,000.

Occupying a peaceful cul-de-sac position in sought-after West Bergholt, this well-presented link-detached home offers an excellent balance of space, versatility, and convenience. Set on Lampon Close, the property is within easy reach of local shops, excellent schools, and transport links, and benefits from two allocated parking spaces.

Inside, a welcoming hallway leads to a flexible reception room—fully

converted from the original garage—currently used as a snug or playroom, with a large sliding door opening onto the patio and filling the space with light. At the rear, the open-plan kitchen, dining, and family area forms the hub of the home. The modern kitchen features a central island and a range of units, while dual aspect windows and full-height glazed doors provide a bright, sociable environment ideal for daily life and entertaining. Patio doors from the dining area lead out to a covered veranda, offering a lovely spot to relax outdoors. A cloakroom with a utility cupboard completes the ground floor.

Upstairs, the main bedroom overlooks the front, including built-in wardrobes and a sleek en-suite shower room. Two further bedrooms offer views over the garden and are served by a well-appointed family bathroom.

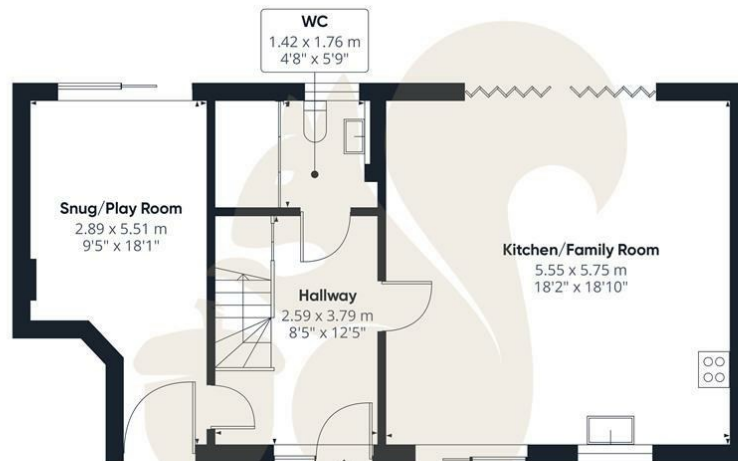
To the front, the house is set behind a low-maintenance porch, while the landscaped rear garden is designed for easy living and entertaining, featuring artificial lawn, a paved patio, and a bespoke bar with seating—perfect for summer gatherings. Mature planting provides a sense of privacy and greenery.



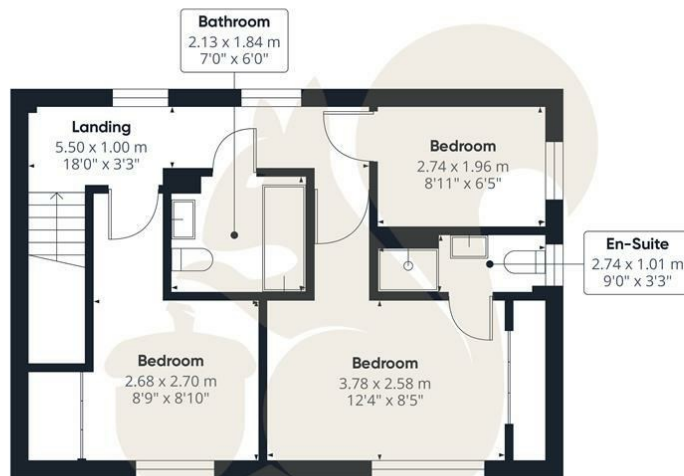








Ground Floor



Floor 1

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Approximate total area⁹⁹

103.5 m²
1113 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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