



Elm Estate, East Bergholt  
Guide Price £300,000 FREEHOLD

## Elm Estate, East Bergholt

Discover the charm of village life in this beautifully presented semi-detached home, perfect for first-time buyers, growing families, or those looking to downsize without compromising on space or comfort. Nestled within the idyllic and sought-after village of East Bergholt, an area celebrated for its outstanding natural beauty, this residence offers a tranquil retreat with the convenience of excellent connectivity.

As you step inside, you'll be greeted by a warm and inviting hallway that leads to a sitting room, an ideal space for unwinding or entertaining guests. The heart of the home is undoubtedly the spacious kitchen/diner, which serves as a hub for family gatherings and culinary adventures. The property further benefits from a storage room, study area and conservatory.

Boasting three double bedrooms, this property provides ample space for everyone to enjoy their own sanctuary. The enclosed rear garden is a serene haven for relaxation or outdoor dining, offering privacy and a safe area for children to play. Parking is offered via communal parking.

With easy access to the A12 and Manningtree mainline train station, which provides direct links into London Liverpool Street, you're never far from the hustle and bustle of city life. This home strikes the perfect balance between peaceful country living and the convenience of modern amenities. Make your next move a leap into comfort and elegance in this delightful semi-detached abode.

GUIDE PRICE £300,000 - £325,000

### Agents Notes:

Tenure - Freehold

Council tax - Band B

Services - Electric/mains drainage/water

Heating - Radiators via mains gas.

Telephone & Broadband - All mobile networks available indoor & Ultrafast broadband available





- 3 DOUBLE BEDROOMS
- VILLAGE LOCATION
- WELL PRESENTED
- ENCLOSED REAR GARDEN
- EASY ACCESS TO A12 AND MANNINGTREE TRAIN STATION
- GUIDE PRICE £300,000 - £325,000

#### LOCATION

East Bergholt is set in the sought-after Dedham Vale an area of outstanding natural beauty. The village is much admired and well known for its connections with John Constable, the renowned painter, it is well catered for with good local facilities including a general store, post office, bakery, chemist, church, schools and several public houses. East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks. The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping and educational facilities and the commuter can take advantage of mainline train services to London's Liverpool Street Station from both Manningtree and Colchester. There are excellent recreational facilities in the area including sailing on the Orwell, Deben, Colne and Stour, golf courses at Stoke by Nayland, Colchester and Woodbridge.

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The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1000 Mbps	1000 Mbps	✓

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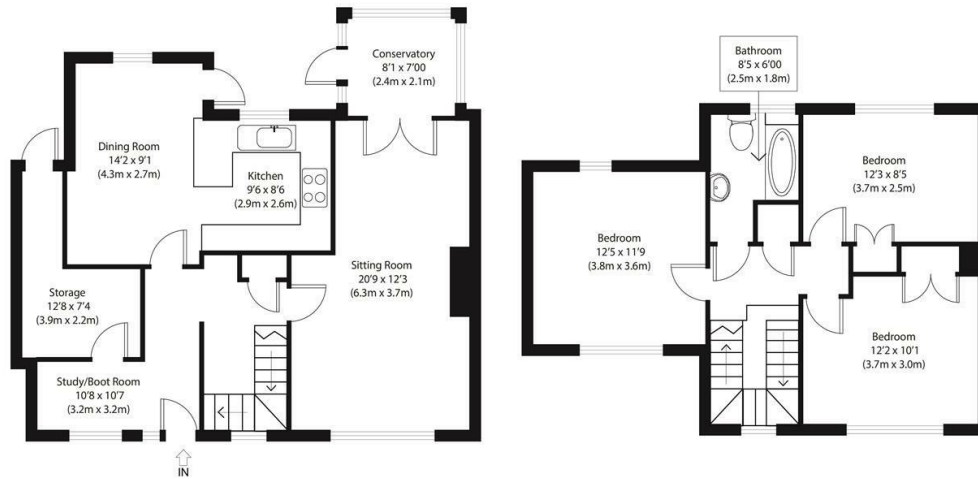
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. [More information](#)

This table shows the mobile availability in your area.

Provider	Voice	Data
EE	✓	✓
Three	✓	✓
O2	✓	✓



## Floor Plan



Ground Floor

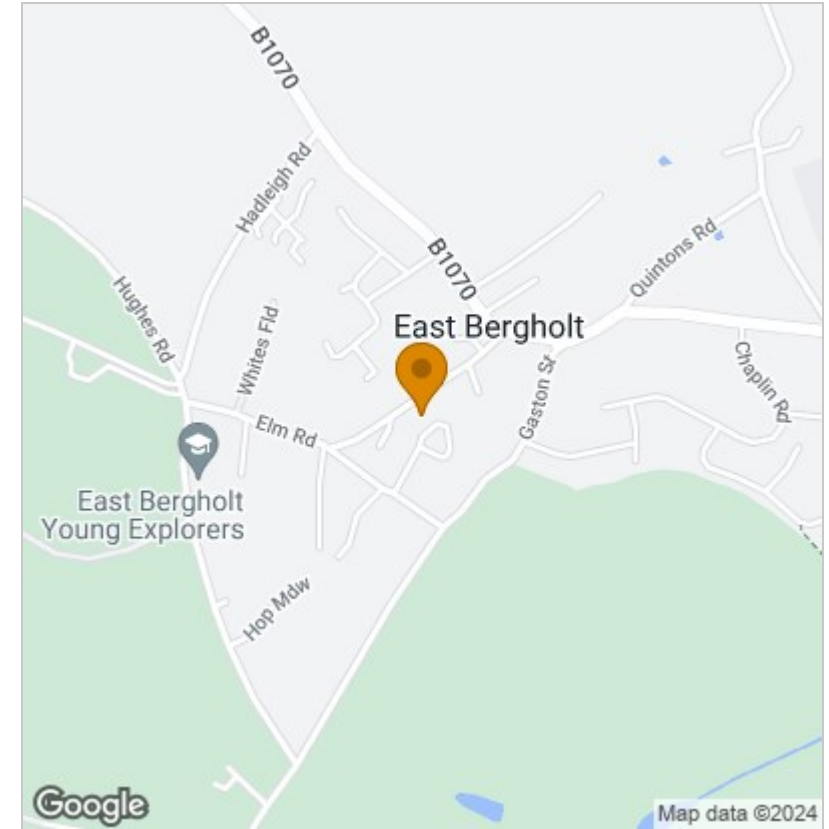
First Floor

Approximate Gross Internal Area  
1280 sq ft (119 sq m)

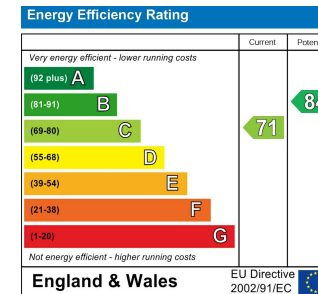
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.cipol.co.uk



## Area Map



## Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold

## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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