



East Bergholt
£850,000



- SUBSTANTIAL DETACHED HOME SET IN A PLOT APPROACHING 1/4 ACRE
- COMPLETELY REFURBISHED THROUGHOUT
- FIVE DOUBLE BEDROOMS, TWO EN-SUITE
- THREE RECEPTION ROOMS
- KITCHEN/DINING ROOM WITH VAULTED CEILING, ISLAND AND BI-FOLDS
- SPACIOUS UTILITY/BOOT ROOM WITH CLOAKROOM
- GROUND FLOOR WET ROOM
- HEATING VIA AIR SOURCE HEAT PUMP
- INTEGRAL GARAGE AND DRIVEWAY FOR NUMEROUS VEHICLES
- NO CHAIN

Nestled in the idyllic serenity of East Bergholt, lies a home that defines modern luxury and family living. This exquisite, detached house, perfect for families yearning for space and sophistication, is a gem that has been meticulously extended and renovated to create a contemporary haven.

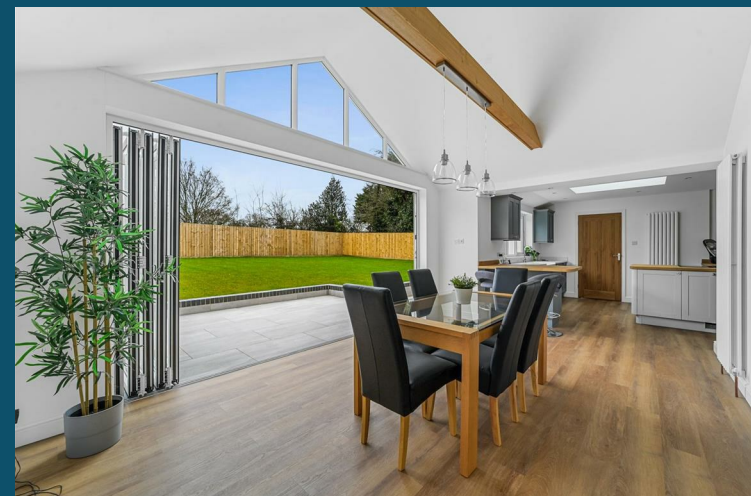
Upon entering, you are greeted with a warm and inviting reception hall that boasts ample storage, seamlessly leading to the heart of the home. With five generously sized double bedrooms, two of which feature modern en-suite facilities, this property caters to the needs of a growing family, or simply those who cherish the comfort of space. The family bathroom is equally impressive, designed with elegance in mind.

The sleek kitchen is a chef's dream, complete with an island unit, woodblock and granite surfaces, alongside premium appliances, including an integrated dishwasher, wine cooler, and induction hob. Adjoining the kitchen, the dining room impresses with a vaulted ceiling and bi-folding doors, blending the indoors with the outdoors, opening onto a meticulously crafted patio ideal for al fresco dining and entertainment.

The sitting room, family room/snug, and study offer versatile living spaces, while a spacious utility/boot room keeps day-to-day life organised. Additional conveniences include a ground-floor wet room, a cloakroom, and an integral garage with an electric roller door.

Externally, the property doesn't fail to enchant with a newly seeded lush lawn and an enclosed rear garden, ensuring privacy and peace. The driveway accommodates multiple vehicles, emphasising the ease of family logistics.

Having undergone a complete refurbishment, including new wiring, heating system, roof, windows, and elegant finishes, this home is ready to welcome its next chapter with you. Embrace the blend of tranquil countryside living and modern luxury in a home where every detail caters to the quintessence of family life.





LOCATION:

East End in East Bergholt is a small hamlet a few miles from the well-served Village of East Bergholt which is one of the largest villages in the Stour Valley region 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 range of local pubs and restaurants, village shop and High School and is approximately 10 miles North of Colchester, 8 miles South of Ipswich and approximately 3 miles from Manningtree with its range of shopping facilities and mainline railway station to London Liverpool Street.

Agents Notes:

Tenure - Freehold

Council tax - Band D

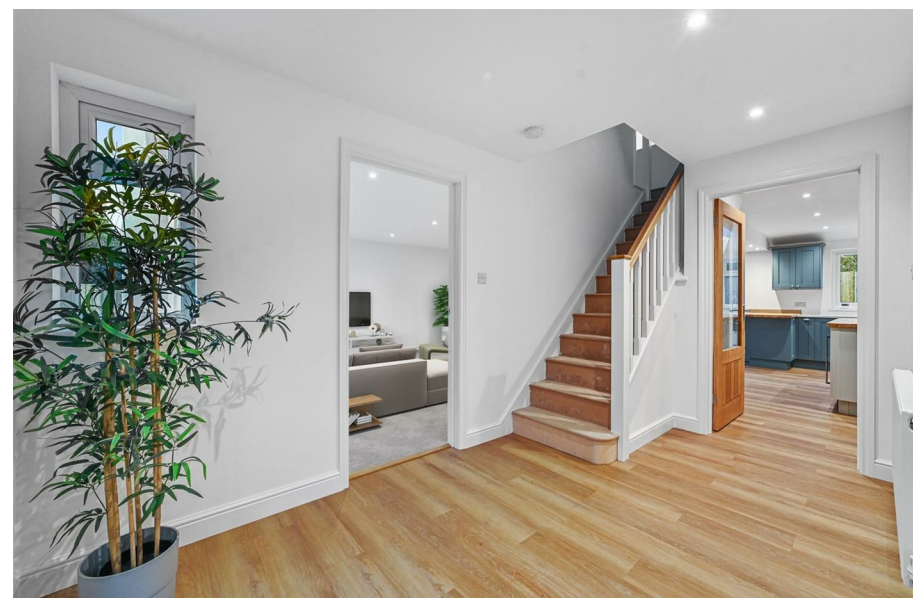
Services – Mains electric/mains drainage/Mains water

Heating - Radiators via Air Source heat pump

Mobile - EE, Three & O2 are likely

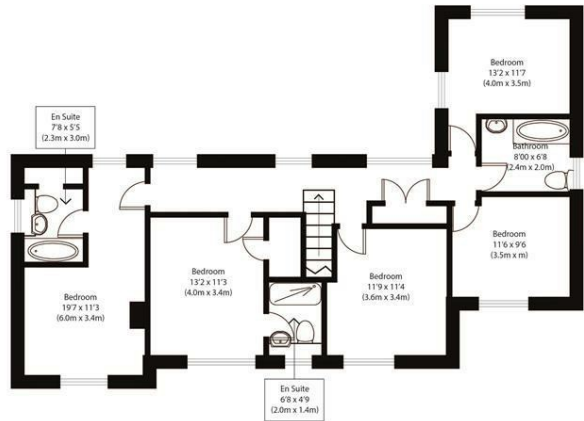
Broadband - Standard is available

* Some images have been digitally staged to give a better visual experience of the property

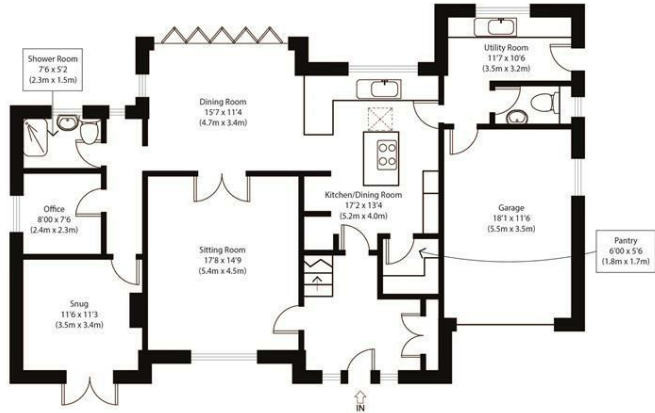




Floor Plans



First Floor



Ground Floor

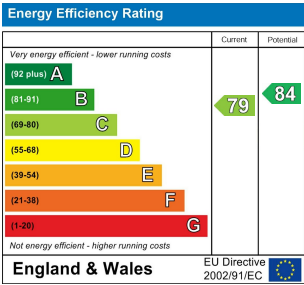
Approximate Gross Internal Area
2585 sq ft (240 sq m)

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.photohausgroup.co.uk

Location Map



Energy Performance Graph



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.