



**The Avondale, Constable Gardens, East Bergholt Colchester CO7 6RF**



**welcome to**

## **The Avondale, Constable Gardens, East Bergholt Colchester**

William H Brown Colchester Culver Street West branch, are proud to present to you a charming new development, Constable Gardens, which boasts 2, 3, 4 & 5 bedroom homes nestled in the Stour Valley village of East Bergholt, Babergh district, situated North of the Essex Border. Conveniently located just 11 miles from the historic city of Colchester, providing access to shopping centres, bars and restaurants, easily combining the steady pace of rural life whilst keeping you connected by excellent travel links to the hustle and bustle of the city. In 2022 - Colchester was gifted modern city status as part of the Queen's Platinum Jubilee.

The village of East Bergholt offers the convenience for everyday amenities, such as co-op for groceries which is approx. 15 minute walk from your home, local coffee shops, cafes, farm shops and traditional pubs like The Carriers Arms, a beautiful village pub serving delicious Sunday roasts approx. 8 minute walk from Constable Gardens. For families, the village is home to two primary schools and East Bergholt High School, rated 'Good' by Ofsted.

Less than 4 miles away, you have the luxury of easily accessible public transport via Manningtree Train Station, connecting you to London Liverpool Street Station in approx. 1 hour, perfect for commuters with a hybrid working lifestyle. The A12 is also close by, offering excellent access to London, Ipswich and Stansted Airport which is approx. 50 minute drive.





### Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.



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- Four double bedrooms
- En-suite to principal bedroom, main bathroom & cloakroom
- Double garage & four parking spaces
- Spacious open plan kitchen/lounge
- Separate dining room

Tenure: Freehold EPC Rating: Exempt

# £577,995



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Property Ref:  
CCS119957 - 0003

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Please note the marker reflects the postcode not the actual property