



Moss Way, West Bergholt, Colchester, CO6 3LJ

welcome to

Moss Way, West Bergholt, Colchester

This three bedroom semi detached house is situated in the popular village of West Bergholt, on the north west side of Colchester. The village offers local amenities such as co op convenience store, pubs, doctors surgery, primary school and the beautiful Hillhouse Woods with lovely countryside walks.



This semi detached home is ideal for the growing family and is situated in a popular village location, around 2.4 miles from Colchester's mainline train station with direct links to London Liverpool Street in around 50 minutes.

Ground floor accommodation comprises entrance hall, modern kitchen/breakfast room, sitting room and dining/garden room.

The first floor offers three bedrooms and a modern family bathroom.

Externally there is a lovely enclosed rear garden and garage in block.

Entrance Door To:

Entrance Hall

Built in storage cupboard, doors to:

Lounge

14' 9" x 11' 7" max (4.50m x 3.53m max)

Upvc double glazed window to front, upvc double glazed window to rear, feature electric fireplace, carpet, two radiators.

Kitchen / Breakfast Room

14' 7" max x 9' 2" max (4.45m max x 2.79m max)

Upvc double glazed window to rear, modern range of gloss base and eye level units, work surfaces, inset sink and drainer unit, built-in Hotpoint double oven, fitted Zanussi fitted microwave, inset ceramic hob with splashback and extractor hood over, space for American style fridge/freezer, space for washer/dryer, breakfast bar, wood effect flooring, radiator, opening to:

Dining / Garden Room

15' 2" x 10' (4.62m x 3.05m)

Upvc double glazed bifolding doors to rear giving access to the garden, wood effect flooring, LED spotlights, radiator.

First Floor Accommodation

Landing

Upvc double glazed window to front, loft access, airing cupboard with water cylinder, doors to:

Bedroom One

9' 8" to wardrobe x 8' 5" (2.95m to wardrobe x 2.57m)

Upvc double glazed window to rear, radiator, built-in wardrobes to one wall with some mirror fronted doors.

Bedroom Two

9' 2" to wardrobe x 8' 6" (2.79m to wardrobe x 2.59m)

Upvc double glazed window to rear, radiator, built-in wardrobe cupboard with hanging rail.

Bedroom Three

8' 8" x 6' (2.64m x 1.83m)

Upvc double glazed window to front, radiator.

Family Bathroom

Modern white suite comprising panel enclosed bath with shower over and folding screen, wash hand basin set into vanity unit with drawers below and concealed cistern w.c., part tiled walls, heated towel rail, obscure upvc double glazed window to front.

Outside

There is a Garage in a block with up and over door.

The private rear garden is perfect for relaxation and entertaining, being mainly laid to lawn with patio seating areas, flower and shrub beds, all enclosed by high level brick wall.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Moss Way, West Bergholt, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Garage
- Popular Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120606 - 0003

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