



**1 Shire Lane  
West Bergholt, Essex**

**DAVID  
BURR**





# 1 Shire Lane, West Bergholt, Colchester, Essex, CO6 3SN

West Bergholt is a highly-regarded village on the north-western fringe of the City of Colchester, well known for its numerous playing fields and green open spaces surrounded by woodland. There is a popular primary school, post office, doctors' surgery, convenience stores, public houses and parish church. Colchester is about 3 miles distant and offers a comprehensive range of amenities, link road to the A12 and mainline commuter link to London Liverpool Street station.

A five bedroom (two en-suite) extended detached property enjoying an attractive position on a small, well-planned development located within the highly regarded north Essex village of West Bergholt. Offering an accommodation schedule of 1,900sq ft of accommodation arranged over three floors having been subject to a programme of extension by the current owner. The reception schedule is via three ground floor rooms in the form of a sitting room, dining room and garden room, further enhanced by a quartz topped shaker style kitchen and UPVC framed double glazed windows throughout. Ideally suited as a family home lying within striking distance of Colchester North Station, the A12 trunk road, range of facilities and amenities within the parish of West Bergholt in addition to a network of high performing state and independent schooling. The second floor extension comprising a substantial bedroom suite with kitchenette and shower room encompassing the entirety of the second floor. Further benefits to the property include a double garage, ample private parking and private, well-screened rear gardens with border planting.

**A five bedroom (two en-suite), three reception room detached property offering an accommodation schedule of approximately 1,900sq ft located on a small, well-planned development located within the highly regarded parish of West Bergholt. Further benefits to the property include a double garage with electric up and over door, private rear gardens and parking via a double width driveway.**

Stain glass panel grained effect UPVC clad security door opening to:

**ENTRANCE HALL:** With stripped wood effect flooring throughout, door to store room with sensor lighting, alarm and useful fitted shelving. Panel door to:

**SITTING ROOM: 17' 11" (9' 5") x 13' 4"** (5.48m (narrowing to 2.88m) x 4.07m) Afforded a dual aspect with casement window range to side and panel glazed double doors opening to the garden room. The focal point of the room is a fireplace with granite hearth, timber surround and mantle over.

**GARDEN ROOM: 14' 10" x 10' 1"** (4.54m x 3.08m) Set beneath a pitched roofline with a glazed surround on three sides and three velux windows. Range of LED spotlights, stripped wood effect flooring and panel glazed double doors opening to the side terrace.

**DINING ROOM: 11' 6" x 8' 10"** (3.53m x 2.71m) With UPVC framed double glazed casement window range to front and central light fitting.

**KITCHEN/BREAKFAST ROOM: 11' 11" x 9' 5"** (3.65m x 2.88m) Fitted with a matching range of shaker style base and wall units with quartz preparation surfaces over and upstands above. A two door Falcon stove is enhanced by a five ring gas hob with Falcon extraction over, space



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for a fridge/freezer, dishwasher and washing machine. The kitchen units comprise a range of soft close cutlery drawers, fold out corner units, full height shelving store and range of wall units. With casement window range to rear affording an aspect across the gardens and stripped wood effect flooring throughout.

**UTILITY ROOM: 6' 4" x 5' 4"** (1.94m x 1.64m) Fitted with a matching range of base and wall units with quartz preparation surfaces over and upstands above. Stainless steel single sink unit with mixer tap above, stripped wooden flooring throughout and stain glass panel grained effect UPVC clad security door opening to outside.

**STUDY: 9' 11" x 9' 3"** (3.03m x 2.83m) With casement window range to front and panel glazed double doors opening to the sitting room.

**CLOAKROOM: 5' 10" x 2' 11"** (1.78m x 0.89m) Fitted with ceramic WC, wash hand basin and window to front.

## First floor

**LANDING:** With staircase rising to second floor and door to:

**BEDROOM 1: 13' 0" x 10' 4"** (3.98m x 3.15m) With casement window range to rear affording views across the gardens and tree line beyond, fitted wardrobes and door to:

**EN-SUITE SHOWER ROOM: 9' 6" x 5' 4"** (2.90m x 1.65m) Fully tiled and fitted with wall hung ceramic WC, wash hand basin within a gloss fronted unit and separately screened shower with both mounted and handheld shower attachments. Wall mounted heated towel radiator and door to:

**BEDROOM 2: 11' 8" (9' 6") x 9' 3"** (3.58m (narrowing to 2.91m) x 2.83m) With casement window range to rear affording an aspect across the gardens, fitted wardrobes and door to landing.

**BEDROOM 3: 11' 7" x 9' 3"** (3.55m x 2.83m) With casement window range to front.

**BEDROOM 4: 8' 11" x 7' 10"** (2.72m x 2.39m) With casement window range to front.

**FAMILY BATHROOM: 7' 10" x 7' 0"** (2.40m x 2.14m) Principally tiled and fitted with ceramic WC, pedestal wash hand basin, base with tiling above and separate shower attachment in addition to a separately screened shower with shower attachment. Wall mounted heated towel radiator and obscured glass casement window to front.

## Second floor

**BEDROOM 5: 23' 8" x 9' 6"** (7.23m x 2.91m) + **10' 11" x 5' 5"** (3.34m x 1.67m) Comprising a principal bedroom suite arranged across the entirety of the floor with a substantial double bedroom with seating area, kitchenette and adjacent shower room. The bedroom suite is enhanced by casement window range to rear, single wall of floor to ceiling fitted wardrobes, velux window to front and sink unit to side. The kitchenette area comprises base level storage with a composite surface, sink unit with mixer tap above and an adjacent store room housing pressurised water cylinder. Door to:

**EN-SUITE SHOWER ROOM: 7' 6" x 7' 2"** (2.31m x 2.20m) Fitted with wall hung ceramic WC, wash hand basin with fitted unit below and mirror fronted wall unit. Separately screened shower unit with mounted and handheld Grohe shower attachment, velux window to front and door to landing.

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## Outside

The property is situated on a small, well-planned development just off Colchester Road and is bordered by an allocated driveway providing a double width parking area and space for two vehicles. Direct access is provided to the:

**DOUBLE GARAGE: 18' 5" x 18' 0"** (5.62m x 5.51m) With electric up and over door to front, light and power connected and personnel door to rear.

The gardens are arranged via a rear terrace with a lawned border beyond, fence line borders to side and rear and gated side access. With established border planting, mature trees and providing a private rear aspect.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating.  
**NOTE:** None of these services have been tested by the agent.

**AGENTS NOTE:** There is a six monthly ground rent charge for the communal areas including the roads and streetlights.

**EPC RATING:** C. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///hoot.sunset.both

**LOCAL AUTHORITY:** Colchester City Council, Town Hall, Colchester, Essex, CO1 1PJ (01206 282222). **BAND:** F.

**BROADBAND:** Up to 1000 Mbps (Source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

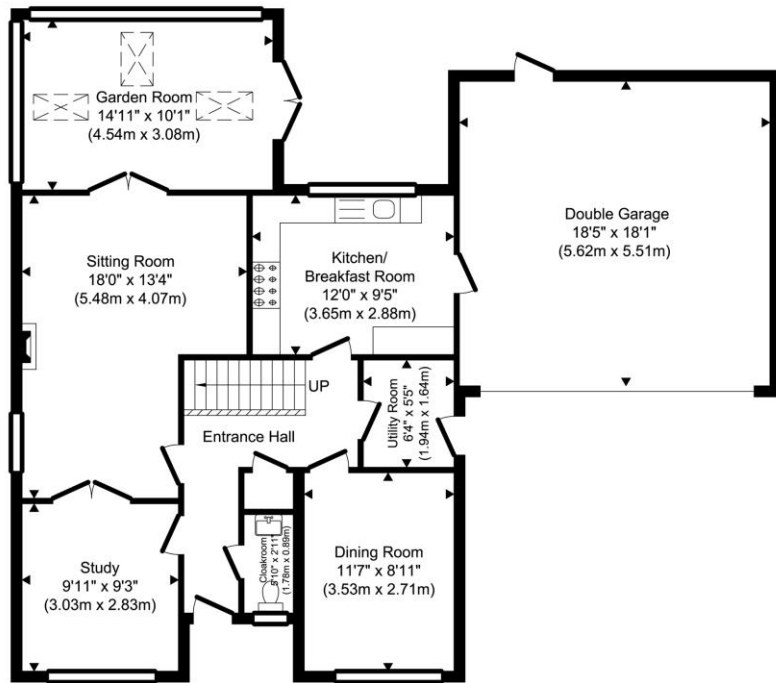
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their

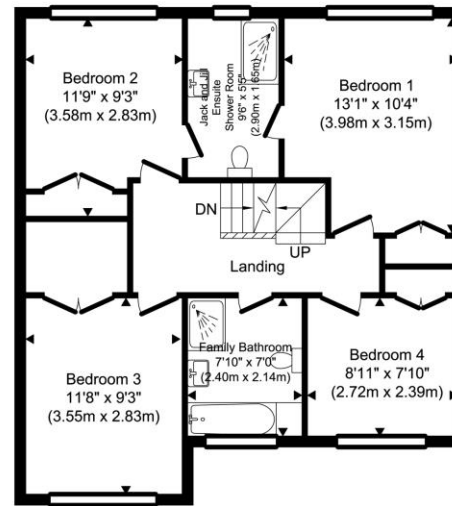
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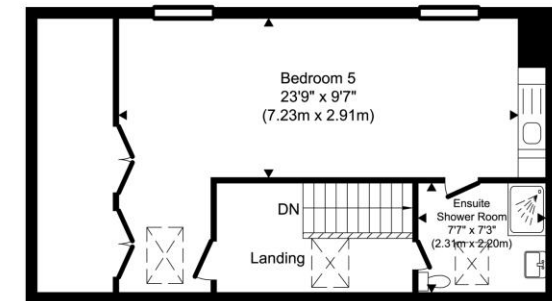
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Ground Floor  
Approximate Floor Area  
1191.24 sq. ft.  
(110.67 sq. m)



First Floor  
Approximate Floor Area  
668.22 sq. ft.  
(62.08 sq. m)



Second Floor  
Approximate Floor Area  
491.69 sq. ft.  
(45.68 sq. m)

TOTAL APPROX. FLOOR AREA 2351.16 SQ.FT. (218.43 SQ.M.)

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