



DAVID
BURR

99 Colchester Road,
West Bergholt



99 COLCHESTER ROAD, West Bergholt, Essex

A three-bedroom Victorian semi-detached property extended and refurbished to a high standard, combining period character with contemporary open-plan living and enjoying outstanding gardens of approximately 175ft.

Colchester North Station 1.9 miles, train journey time to London Liverpool street from 50 minutes. A12 3.5 miles, Standard Airport approximately a 42 minute drive.

- Victorian semi-detached property
- Outstanding gardens of approximately 175ft
- Three bedrooms
- Close to reputable schools
- Extended and refurbished to a high standard
- Easy access to major road networks and public transport links
- Contemporary open plan living
- Close proximity to parks and recreational grounds
- Offering an accommodation schedule of approximately 1,152sq ft



SITUATION

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.

DESCRIPTION

The property is approached via a UPVC grained-effect clad security door, opening to a welcoming sitting room with a UPVC-framed sash bay window with double glazing to the front elevation, a Victorian fireplace with tiled hearth, wooden surround and mantel, a range of open-fronted fitted base units, and stripped oak flooring.

A paddle door leads through to a playroom/snug, featuring a further fireplace with tiled hearth and wooden surround, a staircase to the first floor with useful under-stair storage recess, and stripped pine flooring. This room links directly to the impressive open-plan kitchen/dining/family room, forming part of a two-storey extension by the current owners.

This space is finished with limestone-tiled flooring throughout and fitted with an extensive range of soft-close, grained-effect Shaker-style base units with patterned granite worksurfaces and upstands. A double ceramic sink with mixer tap is set beneath granite surfaces, while notable appliances include:

- Four-door Rangemaster oven with induction hob and plate-warmer
- Rangemaster extraction hood
- Full-height pull-out larder store
- A range of creative storage solutions

The room is further enhanced by a central granite-topped island, traditionally styled column radiators, LED spotlights, and excellent natural light from two Velux windows. A utility store provides space for a washing machine and tumble dryer, complemented by further integrated storage and LED lighting.

At the rear, a triple range of aluminium-framed bi-folding doors open directly onto the terrace and gardens, creating a seamless flow between inside and outside living.

Also set off the kitchen is a ground floor bathroom, appointed with half-height tiling, a ceramic sink unit within a fitted base, traditionally styled sanitary ware, single sink unit and bath with stainless steel shower attachment, and LED spotlights. A stained-glass panelled UPVC-clad security door provides access to the side.

First Floor

The first floor accommodation is arranged via a linear landing with access hatch to the loft. There are three bedrooms, with the principal bedroom retaining an original Victorian fireplace and finished with plantation shutters to the windows. A family bathroom is set off the landing between bedrooms two and three.

Outside

To the front, the property benefits from off-street parking for two vehicles with side access leading to the rear. The gardens, extending to approximately 175ft, are a particular feature, laid out with areas of mature planting, a decked terrace, and further versatile outbuildings including a range of timber-framed external stores.

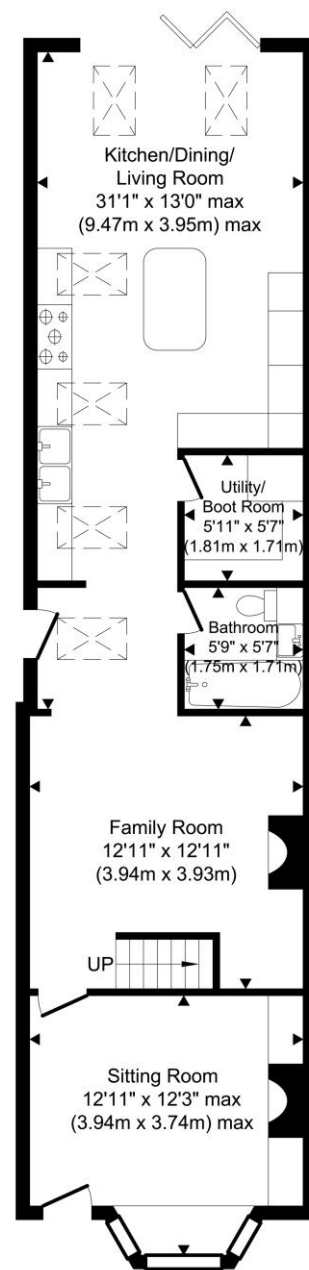
POSTCODE: CO6 3JX

WHAT3WORDS: joins.studio.began

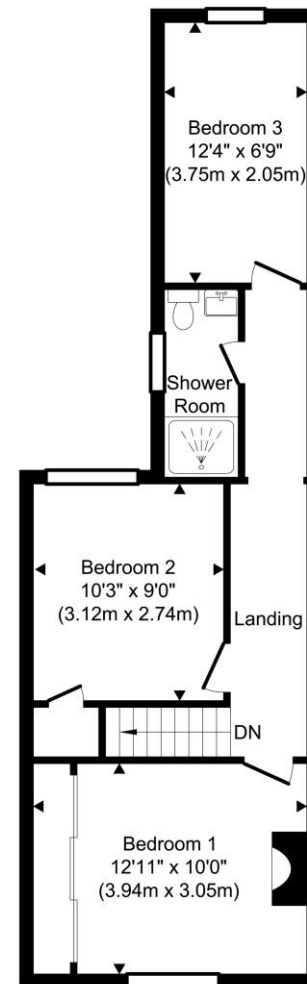
LOCAL AUTHORITY: Colchester City Council, Town Hall, Colchester, Essex, CO1 1PJ (01206 282222). **COUNCIL TAX BAND:** C.

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VIEWING: Strictly via David Burr Leavenheath.



Ground Floor
Approximate Floor Area
706.32 sq. ft.
(65.62 sq. m)



First Floor
Approximate Floor Area
446.05 sq. ft.
(41.44 sq. m)

TOTAL APPROX. FLOOR AREA 1152.38 SQ.FT. (107.06 SQ.M.)

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