



**4 bedroom  
Detached  
House located  
in West  
Bergholt.**

Guide Price  
**£700,000 - £775,000**

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# Chapel Road West Bergholt Colchester CO6 3HZ



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £700,000 TO £775,000\*\*\*

Welcome to this exquisite detached character house nestled in the popular village of West Bergholt, a distinguished address where expansive living meets the art of elegance. This captivating residence offers four bedrooms, three bathrooms, three reception rooms and a generous Kitchen/Diner. Externally the attention to detail in this garden space mirrors the sophistication of the home itself, creating a harmonious extension of the property's refined charm.

### STEP INSIDE

Upon entering, you're welcomed by a central hallway that provides an elegant introduction to the home. On the left a practical WC is located, maintaining privacy and functionality for family and guests.

The heart of this magnificent home is the expansive kitchen/diner containing modern high-end appliances. Thoughtfully designed cabinetry, a central island and ample counter space combine aesthetics with practicality. Large windows flood the room with natural light and a stable door provides access to delightful garden. The adjoining dining area is both spacious and intimate, providing an ideal spot for family gatherings or entertaining guests. Its warmth is enhanced by a charming fireplace. Adjacent to the kitchen, a quaint utility room enhances the practicality of the home, ensuring every detail has been thoughtfully considered.

Leading from the Kitchen/Diner you are welcomed by a grand lounge complete with a log-burner that serves as the perfect haven for both relaxation and entertaining. Also leading from the Kitchen, the conservatory room awaits, a sunlit retreat offering a tranquil space to unwind, seamlessly integrating indoor and outdoor living.

A versatile second reception room provides flexibility, whether you envision it as a sophisticated study, an intimate library, or an additional family lounge. Each room has been crafted to cater to your lifestyle needs.

Ascending the elegantly designed staircase to the first floor, you are greeted by four beautifully appointed bedrooms. The master suite is an oasis of calm, featuring a luxurious en-suite bathroom. Bedroom two echoes this spacious elegance, while bedrooms three and four offer cosy charm and versatility.

This floor is completed by a stylish main bathroom and a separate shower room (which could be converted into an en-suite to bedroom two).

### STEP OUTSIDE

The front of the property exudes quintessential charm, showcasing a beautifully maintained façade adorned with lush greenery. A wisteria-clad entrance offers a welcoming embrace, while the gravel driveway provides ample parking space, harmoniously blending functionality with aesthetic appeal.

To the rear is a delightful retreat, featuring immaculate lawns and vibrant borders of colourful shrubs. A charming patio area invites relaxation and outdoor dining, while the carefully maintained hedges provide privacy and a touch of elegance. This serene outdoor space is perfect for both leisure and entertainment.



## THE LOCATION

Located in the sought-after village of West Bergholt, this area offers a variety of amenities including a Co-op Local, pharmacy, hairdressers, local store, doctor's surgery, cricket club, pubs, and Heathlands Primary School. Regular bus services provide easy access to Colchester city centre and Colchester North station, with mainline connections to London Liverpool Street.







Chapel Road, West Bergholt, Colchester, CO6 3HZ





## FLOORPLAN



## DIRECTIONS

### CONTACT

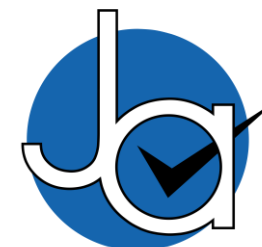
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