



Church Close | West Bergholt | CO6 3JZ

FINE & COUNTRY









STEP INSIDE

OVERVIEW

Situated at the end of quiet cul-de-sac in the popular village of West Bergholt, this rarely available four bedroom detached house offers a large driveway, integral garage, high-spec kitchen and landscaped rear garden. Viewing recommended

STEP INSIDE

This well maintained 1979 detached home offers a porch leading to an entrance hallway featuring a ground floor cloakroom and under-stair cupboard. The living room features a gas fire and open archway to the dining room with a sliding door leading onto the garden. The kitchen was recently refit to a high standard with double electric oven, electric hob with extractor, dishwasher, washing machine and space for an American style fridge freezer. There are door further doors to the internal garage and rear garden. Upstairs there are four bedrooms, a family bathroom and an en-suite. The garage also features an electric roller shutter

ROOM SIZES:

Living Room 16'8" x 11'7"
Dining Room 12'11" x 9'10"
Kitchen 17'2" x 14'1"

Bedroom One 12'11" x 9'10"
En-suite 6'6" x 5'5"
Bedroom Two 10'8" x 9'11"
Bedroom Three 8'11" x 7'9"
Bedroom Four 8'11" x 6'8"
Family Bathroom 6'10" x 5'9"

Integral Garage 18'8 x 8'2



STEP OUTSIDE

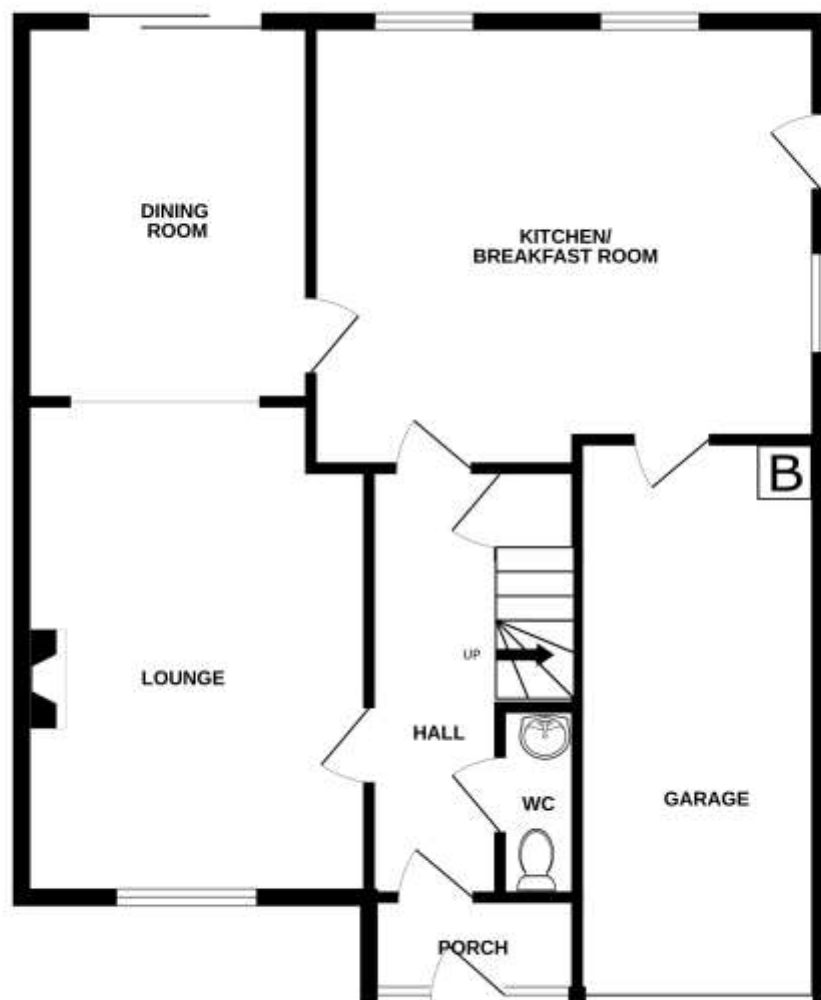
STEP OUTSIDE

The front garden is partially enclosed by a hedge line and fence. The frontage opens to a large, grassed area and driveway to accommodate multiple vehicles, leading straight to the garage. There is a side gate leading to a fence enclosed rear garden, with shed, patio and large grassed area

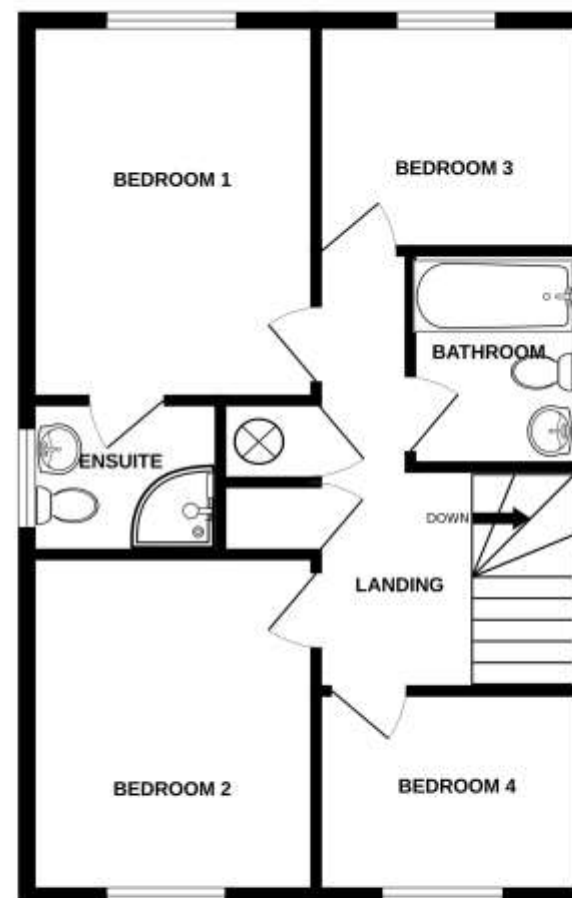
LOCATION

Nestled in the heart of Essex, West Bergholt is a charming and picturesque village offering a tranquil yet well-connected lifestyle. With its leafy lanes, historic cottages, and a vibrant community spirit, it's the perfect blend of rural serenity and modern convenience. The village is home to an excellent range of local amenities, including 8 well-regarded schools within 2 miles, a post office, shops, and traditional pubs, all set against a backdrop of stunning countryside. West Bergholt is well-served by transport links, with direct access to Colchester, a short drive to the A12, and easy rail connections to London, making it ideal for commuters. The village also boasts beautiful green spaces, such as the scenic Colne Valley, offering a wealth of outdoor activities. With its welcoming atmosphere and strong community, West Bergholt is an ideal place to call home for those seeking both peace and accessibility

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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