



Grier & Partners



24 RICHARDSONS ROAD, EAST BERGHOLT,
COLCHESTER, CO7 6RR
ASKING PRICE OF £585,000





INTRODUCTION

situated in a quiet and yet convenient location within the welcoming village of East Bergholt, this four bedroom detached family home offers a purchaser the opportunity to build upon the works completed by the owners, who have been in residence since the property's construction. The rear garden is well presented and the property enjoys views over open fields and farmland to the rear. Just a 10 minute walk to the centre of the village and a short walk to East Bergholt High School and Doctors Surgery. No Onward Chain.



INFORMATION completed in 1973 of brick and block cavity construction under a tiled roof with brick elevations, latterly extended to the rear to create what is the current breakfast room. The property benefits from UPVC replacement windows and doors throughout, electrics via RCD consumer unit and a gas fired central heating system to radiators throughout and recent replacement of the cold water header tanks. High speed fibre broadband is available to the property.



DIRECTIONS from the A12 heading South take the East Bergholt junction and turn left onto the B1070 towards the village, continue on and as you pass the Hare and Hounds Pub on the right hand side turn right onto Chaplin Road and then left onto Richardson's Road where the property can be found on the left hand side just as the road turns 90 degrees to the Right with fields ahead. Ample driveway and unrestricted on road parking.



EAST BERGHOLT has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.



SERVICES all mains services are connected to the property including water, electric, gas, drainage and internet. Energy Performance Rating - TBC
Council Tax Band - F
Babergh Council Contact: 0300 2345 67

ACCOMMODATION over two floors, on the first floor:

BEDROOM ONE 14'10 x 12'00 window to the rear (East) overlooking the garden and farmland beyond, built in wardrobes to two sides providing extensive storage space, door through to the:



EN-SUITE SHOWER ROOM 7'00 x 5'09 opaque window to the side (South), heated towel rail, w/c, pedestal wash basin, large corner Power shower. Tiled floor and walls to ceiling height.

BEDROOM TWO 13'00 x 12'00 window to the rear (East) built in wardrobes to both sides of the room and ample space for king size bed if required.

BEDROOM THREE 12'00 x 9'00 window to the rear (East) overlooking fields, the garden and farmland beyond, ample space for double bed and built in wardrobe to the front.

BEDROOM FOUR 9'06 x 7'01 window to the front (West) and side (North), a spacious single or nursery bedroom.

FAMILY BATHROOM 7'00 x 5'07 opaque window to the front (West), fully tiled floor and walls to ceiling height. Suite includes w/c and pedestal wash basin, inset bath with screen and Power shower over, radiator with towel rail over.

LANDING 12'02 x 7'00 window to the front (West), a spacious landing with loft hatch, doors to first floor rooms and large airing cupboard containing the hot water cylinder and shelving space. Open tread wooden stairs descend to the:

GROUND FLOOR entrance via secure UPVC door from paved area at the front of the property into the:

HALLWAY 15'02 x 6'11 opaque glazing to the front and space under stairs, doors to:

SITTING ROOM 19'04 x 12'11 dual aspect window to the front and large sliding glass doors out onto the rear terrace and garden, open plan via archway with sliding opaque glazed doors into the:

DINING ROOM 12'00 x 11'11 glazed sliding doors to the rear terrace and garden, parquet flooring and hatch through to the kitchen, door into the hallway.

STUDY 9'03 x 8'05 window to the side, a well proportioned study or boot room if required just off the hallway.





KITCHEN/ BREAKFAST ROOM 20'00 x 10'08 with triple aspect windows and doors to the rear garden, this light room is ideally configured to maximise the space on offer. The kitchen over a tiled floor has a range of oak veneer fronted wall and base units to four sides providing extensive storage space and integrated double oven. Space and plumbing for dishwasher. Granite effect work surface wraps around the kitchen and over the peninsula unit and central island, inset stainless sink and drainer, four ring gas hob with extractor over. The breakfast area is carpeted with space for table and chairs, glazed door into the garden. The kitchen opens via an archway into the:



UTILITY ROOM 7'08 x 6'07 window to the side, tiling continues from the kitchen, base units to two sides and work surface with inset sink and space/plumbing under for washing machine and tumble dryer, floor mounted gas boiler, opaque glazed door to the rear porch, storage areas, covered veranda 11'00 x 8'05 and door to the:



DOUBLE GARAGE 17'08 x 17'00 pair of up and over doors from the front driveway. This useful space with cross Beam RSJ support has power and light connected and offers secure flexible storage, furthermore related as it is to the house it holds great scope for integration within the accommodation if required (stpp).

OUTSIDE pleasant well presented gardens to the front and:

REAR GARDEN taking in an Easterly aspect but enjoying sunshine for a large proportion of the day, the garden is bordered by well defined hedge and fence boundaries. The garden is interspersed with a wonderful array of mature flower beds and trees, in particular just to the rear of the breakfast room the bed is populated with an excellent display of mature roses of all colours which extends across the rear of the terrace framing the garden. Principal area of well tended lawn and a garden shed to Southern foot of the garden. The terrace benefits from sun shades over the doors to the sitting and dining rooms, dual gated and fenced side access through to the:



FRONT GARDEN

again interspersed with mature flower beds and shrubs with area of terrace just by the front door, well tended lawn and further shrubs providing privacy from the road. Parking space for two vehicles ahead of the garage and scope of required to utilise some of the front garden for further parking if needed.





