



Grier & Partners
— LAND AND ESTATE AGENTS —

RUSSET LODGE, HEATH ROAD, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6RL
ASKING PRICE OF £415,000





INTRODUCTION

Completed to an outstanding level throughout and occupying a quiet position within the village, this two bedroom new build bungalow offers an exceptional specification throughout with a close attention to detail and integration of a range of bespoke features. Open Plan living space and generous bedrooms, gardens and parking for two vehicles - we highly recommend a viewing.



ACCOMMODATION

as follows:

ENTRANCE

from the Indian sandstone driveway a secure two panel part glazed door leads into the

HALLWAY

with engineered oak flooring, airing cupboard, and loft hatch.

BEDROOM ONE

14' 00" x 10' 08" (4.27m x 3.25m) window to the side with painted hardwood plantation shutters, sliding mirrored door to built-in wardrobe, door to:

BATHROOM

window to the side, access from Bedroom One and Hallway, WC, hand wash basin, bath and shower cubicle

BEDROOM TWO

11' x 11' 3" (3.35m x 3.43m) bay window to the front with painted hardwood plantation shutters

KITCHEN/ LIVING/ DINING ROOM

30' 7" x 12' 6" (9.32m x 3.81m)(reducing to 8'01" in the kitchen area) comprising a stunning open plan kitchen/dining/sitting room overlooking the rear garden and opening onto the decking via bi-fold doors. Highly flexible and light space

OUTSIDE

to the rear the garden is laid to lawn with a large decking area and Indian Sandstone patio providing ample space for outside dining, Indian Sandstone pathways to the side and front.

SPECIFICATION:

KITCHEN

- Individually designed painted shaker style kitchens with a quartz stone worktop complemented by a farmhouse style ceramic sink with Boiling Water Tap
- Neff integrated appliances to include induction Hob, Oven, combination Oven/Microwave, Warming Drawer, Extractor hood and Dishwasher
- American Style Fridge/Freezer
- Laundry cupboard with washer/dryer and fitted shelves





INTERNAL FINISHES & FEATURES

- Oak Engineered T&G flooring to Hall, Living Room and Kitchen. Carpeting to Bedrooms
- Underfloor heating to ground floor
- Natural Oak veneer internal doors and polished chrome handles
- Smooth plastered ceilings painted white with Cornice/Coving throughout
- Profiled skirting and architraves throughout, colour matched to interior wall colour

BATHROOM

- White contemporary sanitary ware and vanity unit wash basin by RAK Ceramics
- Polished chrome mixer tap and thermostatic showers by Grohe
- Extensive ceramic wall tiling, full height to shower enclosure and half height around bath
- Wall mirror, shaving socket and multi-rail chrome towel warmer



ELECTRICAL, LIGHTING AND MEDIA

- Contemporary style sockets and switches throughout, brushed stainless steel finish to kitchen and living room
- Electrical socket with integrated USB port to all bedrooms and kitchen
- LED downlighters to kitchen, hall and bathrooms
- Integrated television reception system for Digital Terrestrial, Freesat and Sky, including aerial, satellite dish and amplifier



HEATING & HOT WATER

- energy efficient air source heat pump providing hot water and underfloor heating throughout

WARRANTY, SECURITY & PEACE OF MIND

- 10 Year NHBC Buildmark Warranty
- PAS 24 compliant windows and external doors
- Burglar alarm fitted with monitoring option available
- Lighting to all external doors

EXTERNAL DETAILS

- Landscaped front and rear gardens with extensive turfed areas
- External waterproof power sockets and water tap to rear of each property
- Indian sandstone footpaths, patios and timber decking to garden





