



Grier & Partners
— LAND AND ESTATE AGENTS —

ENVIEW, ASKINS ROAD, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6SN
ASKING PRICE OF £565,000





INTRODUCTION

Enview, a three bedroom detached bungalow located on a quiet private road in the centre of East Bergholt within just a 10 minute walk of the village centre.

The property is presented to a high standard throughout with attention to detail paid to every aspect of the build from the 10ft ceilings to the underfloor

heating, 15ft bi-folding doors to the garden, solar photovoltaic array and battery storage system. The Kitchen-Dining-Living space in total some 494 square feet opens out into the landscaped, turfed, West facing garden.

Available with no-onward chain.



INFORMATION AND SPECIFICATION

having been just completed to an exceptional standard throughout, a complete renovation from bare walls and extensive extension of the original bungalow to the most modern of standards including. Cavity wall and plentiful loft insulation throughout. Windows and doors being a combination of composite and UPVC units, ceiling heights raised to 10ft internally throughout. Heating is via a gas fired combination boiler to underfloor heating with individual zonal controls throughout the property. Ducting is in place from Askins Road for high speed fibre broadband to be brought to the property.



GREEN ENERGY

the property benefits from a 12-panel photovoltaic solar array on the roof capable of generating 5.2 kw of power, this is complimented and its effectiveness greatly enhanced by the addition of a 5.1 kwh battery storage system integrated to the properties electrical system that balances power use by releasing stored energy during peak load times. Provision has been made for the installation of an electric car charging point.

DIRECTIONS

from the centre of East Bergholt follow Gaston Street for just over half a mile and turn left onto Elm Road, passing the turn for Fiddlers Lane on your right take the next left onto Askins Road, after 200 meters the property can be found last but one on the right-hand side with ample driveway 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, Ultrafast Broadband Available, Council Tax Band – TBC, Energy Performance Certificate – TBC, Local Babergh District Council Contact – 0300 123 4000.

ACCOMMODATION

over a single storey and offering extensive flexible accommodation totalling some 1100 square feet.

ENTRANCE

from a gravelled pathway to the North side of the property via an oak framed porch through a composite part glazed door into the:

HALLWAY

comprising an L shape, cupboard to the side contains the wall mounted gas boiler, underfloor heating manifolds and RCD consumer unit. Hardwood effect LVT flooring that continues through into the:

KITCHEN-DINING-LIVING SPACE

26'1 x 19'4 in total some 494 square feet of open plan space, 15ft wide bi-folding doors open out from the rear onto the terrace and back garden making the best of the Westerly aspect and flooding the room with afternoon and evening sunshine. French doors to the side and further window over the work surface. -- The kitchen itself is extensive and contemporary with an abundance of floor, wall and full height units all resting a matt finish and providing space for the integrated Neff double ovens, dishwasher, corner units, full height fridge and freezers along with an integrated washer/dryer. -- The light coloured granite work surface wraps around three sides with splash backs and the unique detail finisher plunging to the floor from the end of the peninsula unit. Under-mount dual sink with mixer tap and inset four ring Neff hob with downdraft extractor.

FAMILY BATHROOM

9'0 x 5'2 opaque window to the side, fully quarry tiled floor and walls to ceiling height, oversize vanity unit with inset wash basin and mirror over, w/c, heated towel rail and deep inset bath to the side with screen and dual shower heads over. Extractor fan.





BEDROOM ONE

13'3 x 13'6 (into bay) substantial principal bedroom with a bay window to the front (East) and door through into the:

EN-SUITE

9'3 x 4'6 high level opaque widow to the side, quarry tiled floor and walls to ceiling height, oversize walk in shower to the side with dual heads, large vanity unit with inset wash basin and illuminated mirror over, w/c, heated towel rail and extractor fan.



BEDROOM TWO

13'9 x 9'2 window to the side (North) good size second bedroom with ample space for double bed and wardrobes to the side.

BEDROOM THREE

9'5 x 9'3 window to the side (South) with flexibility for a variety of uses from a good size bedroom or home office to a playroom or dressing room for bedroom one.

OUTSIDE

to the front of the property the garden has been landscaped to provide a gravelled parking area the full width of the plot, this provides space to park three vehicles, well stocked planters frame the front of the property and guide you to the side entrance.



THE REAR GARDEN

is predominately laid to turfed lawn with well-defined close-board and panel fences to three sides, the garden takes in a West facing aspect enjoying afternoon and evening sunshine. The flagstone terrace adjacent the rear of the property provides extensive outside dining space. To the foot of the garden an area of treated wooden decking provides further outside seating space to the side of the:

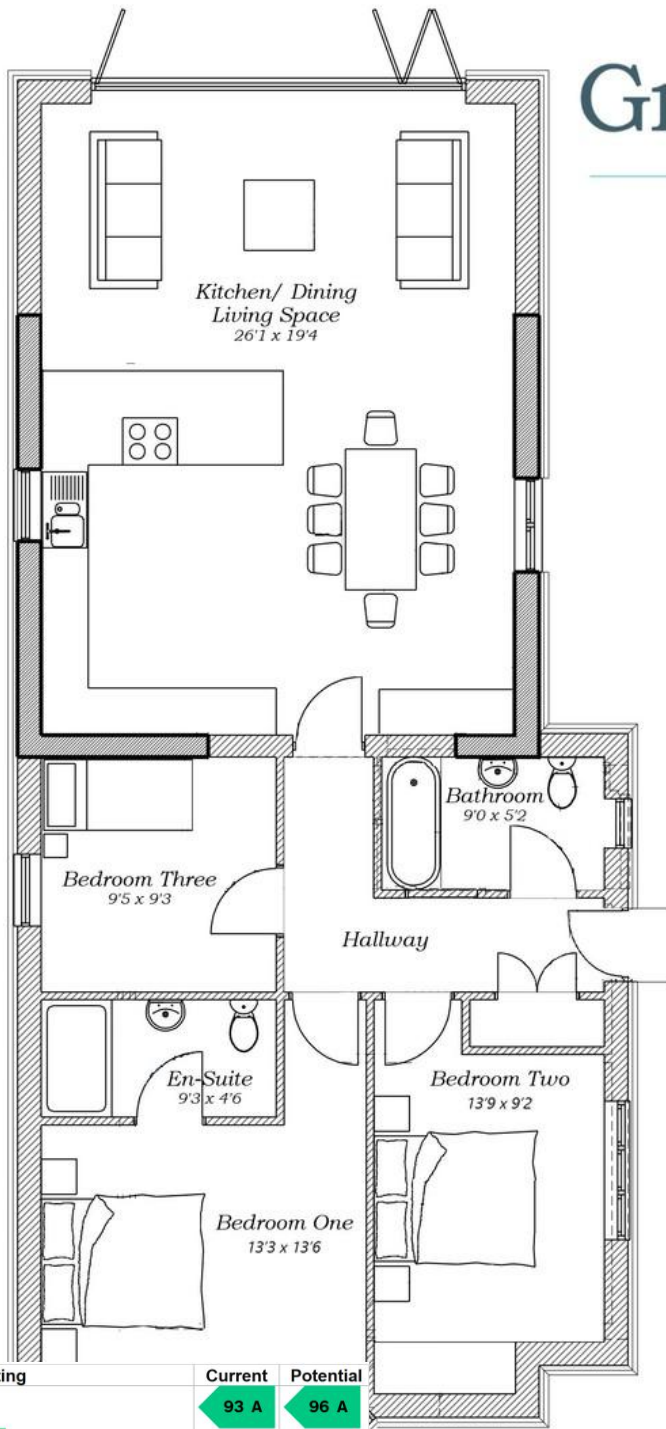
SUMMERHOUSE

10'2 x 8'0 windows to the side and double doors from the decking into this useful timber frame building that has power and light connected. An ideal home office, gym or crafting, cinema room.



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Score	Energy rating	Current	Potential
92+	A	93 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		