



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

3 SPRING COTTAGES, EAST END, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6XB  
ASKING PRICE OF £442,500







## INTRODUCTION

situated in a quiet position within East End, East Bergholt and enjoying a substantial plot this two bedroom period property offers extensive and flexible accommodation on the ground floor and generous double bedrooms on the first floor. With further scope for extension and alteration to a purchasers requirements we highly recommend a viewing to appreciate all the property has to offer.

## DIRECTIONS

from the A12 heading South Take the East Bergholt Junction and turn left onto the B1070 towards the village, continue through the village passing the Hare and Hounds on your right hand side. After half a mile turn left onto Straight Road and at the end of the long straight as the road turns to the left turn right onto East End Lane. Continue on past The Royal Oak Pub on your right, the property can then be found on the right hand side after a quarter of a mile with ample driveway parking.





## INFORMATION

this historic and extended cottage benefits from a blend of spaces, from the original circa 1700's cottage through to the more modern cavity wall extension to the side which provides the modern living space. Windows and doors are a mixture of wooden single and double glazed units throughout. Heating is provided via a modern combi oil fired boiler installed in 2023 to radiators throughout and provides hot water. Electrics are supplied via modern RCD consumer unit.

## 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

mains water, electric, drainage and high speed broadband are connected to the property. Local Babergh District Council contact 0300 234 5600. Energy Performance Rating - pending. Standard broadband available ([www.ofcom.co.uk](http://www.ofcom.co.uk)). 4G mobile signal available via EE, Vodafone & O2 ([www.ofcom.co.uk](http://www.ofcom.co.uk)). Check the flood risk in this area via [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk).







## ACCOMMODATION

over two floors, a spacious and flexible cottage, on the ground floor:

### ENTRANCE

via a secure wooden door with steps up from the driveway into the spacious

### ENTRANCE HALL

14'05 x 7'00 (max) window to the front (North), door to the side into the:

### CLOAKROOM

6'10 x 3'10 window to the side (West), w/c and wash basin, modern oil fired floor mounted Worcester boiler.

### INNER HALL

8'10 x 6'02 useful internal space with stairs ascending to the first floor, space and plumbing under the stairs for a washing machine and substantial storage cupboard, door through into the:

### DINING ROOM

12'02 x 11'07 glazed French doors out into the rear garden onto the terrace, spacious dining room that opens through into the:

### SITTING ROOM

17'03 x 13'07 window to the front, this charming room full of period features and exposed beams provides a wonderful living space, focal brick fireplace with inset log burner over a brick hearth. Further door though into the:

### OFFICE/ PLAY ROOM

8'11 x 6'05 (5'09 head height) windows to the front, useful space that can be configured as a store room or practical office/playroom.

### KITCHEN/BREAKFAST ROOM

15'10 x 13'11 (max) dual aspect windows to the side (West) and rear (North) along with a wooden stable door to the rear garden and terrace. The kitchen itself has a range of shaker style wall and base units to two sides providing ample storage space and provision for the integrated electric oven and space for freestanding fridge/freezer and dishwasher. Granite work surfaces to two sides with dual under-mount butler sinks and inset four ring hob with extractor over. Tiled floor and ample space for breakfast table and chairs.





### ON THE FIRST FLOOR

stairs ascend from the ground floor up onto the spacious landing with dual mid and high level windows to the rear, spacious landing cupboard and doors to all rooms:

### BEDROOM ONE

16'09 x 9'06 dual aspect with windows to the front and rear along with a stunning vaulted ceiling and exposed beams, this intriguing principal bedroom has a unique style and feel.

### BEDROOM TWO

14'07 x 10'10 dual aspect with windows to the front and side, this spacious second bedroom has ample room for a double bed and freestanding wardrobes. Loft access.

### FAMILY BATHROOM

10'04 x 8'08 window to the rear overlooking the garden, tiled floor and tiled walls to the oversize corner shower with glazed screens and a power shower. Panel bath to the side with tiled splash backs, pedestal wash basin, heated towel rail, w/c and extractor fan. A spacious family bathroom.



### OUTSIDE

immediately to the rear of the property and taking in a Southerly aspect a large area of terrace provides ample space for outside dining adjacent the kitchen and dining room. Steps up to the rear to a further area of hardstanding and steps up to the side into the:

### PRINCIPAL GARDEN

laid to lawn/meadow grass this large area of the garden to the side of the cottage provides great outside space for play or entertaining. With secure fenced boundaries to all sides, personal and vehicular gates to the lane at the front. Modern bunded composite oil tank.



### THE FRONT GARDEN

provides bloc paved parking space for two vehicles and to the side of the parking area further gravelled space with a raised sleeper bed complete with flowering plants.









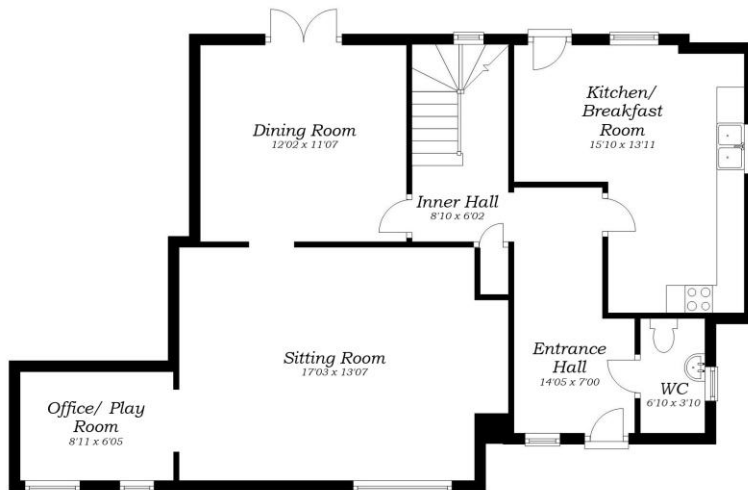




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*Ground Floor*



*First Floor*

