



Grier & Partners
— LAND AND ESTATE AGENTS —

5 BROOM KNOLL, EAST BERGHOLT,
COLCHESTER, CO7 6XL
GUIDE PRICE £280,000 - £300,000





BROOM KNOLL & EAST BERGHOLT

The village of East Bergholt is approximately 2 miles from the property with the benefit of a good range of local facilities including a general store and post office, 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 approx one 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.



DIRECTIONS

from the centre of East Bergholt follow The Street past the village church onto Rectory Hill, follow the road and turn left onto Gandish Road, go straight over at the Crossroads onto Straight Road. Take the next right onto Park Road passing Fields Farm Cafe on your left and turn left onto East End Lane. The property can be accessed from a driveway next to No.14 Broom Knoll which leads to the rear of the property or along a pedestrian footpath next to No.4 at the end of East End Lane.

AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property.

Council Tax Band - C

EPC rating - TBC

Local Authority - Babergh District Council 0300 123 4000

Internet - Ultrafast Broadband we understand is available in the area.

INTRODUCTION

Built in the 1970's, this well presented detached bungalow benefits from spacious accommodation including living room, kitchen/breakfast room, three bedrooms, bathroom, garage, private unoverlooked rear garden and pedestrian walkway to the front. The property also has mains gas radiator heating, drainage and double glazing.

INFORMATION

completed in 1970's of cavity wall insulation under a tiled roof, the property benefits from double glazing and a gas fired boiler provides hot water and heating via radiators. The property benefits from having had a stylish new kitchen and bathroom installed approx 2 years ago together with new flooring throughout.. The property is located on the northern edge of the development with access from either the pedestrian walkway to the front or from the rear via a driveway from Broom Knoll.





PORCH

6' 3" x 5' 3" (1.91m x 1.6m) A UPVC front door with glass side panel leads into the porch with large window to the side creating a light and airy reception space with tiled floor, radiator and cupboard housing gas and electric meters. Glazed door into :

LIVING ROOM

16' 5" x 11' 2" (5m x 3.4m) Large window to the front, stone fireplace with electric stove-effect fire, radiator and door to :



KITCHEN/BREAKFAST ROOM

12' 6" x 11' 10" (3.81m x 3.61m) Re-fitted approx 2 years ago with a range of stylish base and wall units, island unit with drawers and cupboards under and space for seating to one side, stainless steel sink unit with mixer tap, window to the rear, electric built-in ovens, built-in fridge/freezer, tiled floor. Door to :

ANCILLARY/UTILITY ROOM

10' 8" x 5' 10" (3.25m x 1.78m) A useful space with work surfaces, vent for tumble dryer, radiator, door to rear garden.



INNER HALL

With storage cupboard, loft hatch and doors to bedrooms and bathroom.

BEDROOM ONE

15' 11 max reducing to 13'10"" x 9' 10" (4.85m x 3m) Window to front, radiator, built-in wardrobe.

BEDROOM TWO

12' 10 max reducing to 9'10"" x 6' 2" (3.91m x 1.88m) Window to front, radiator, built-in wardrobe.

BEDROOM THREE

11' 9" x 9' 10" (3.58m x 3m) Window to rear, radiator.

SHOWER ROOM

8' 9" x 5' 6" (2.67m x 1.68m) Fitted approximately 2 years ago, low level wc, vanity unit with counter-top sink with mixer tap, shower unit with large shower head and hand shower, extractor fan and recessed lighting, tiled floor.





OUTSIDE

The FRONT GARDEN is block paved and faces a pedestrian walkway with an area of grass/recreation area to the side of the walkway and open views beyond.

The REAR GARDEN is south-facing and laid mainly to lawn with a patio area, being secured behind a wooden fence to two sides and a wall to the other. A pathway leads across the lawn to the SINGLE GARAGE with pedestrian door and through a rear gate to the driveway. An up and over door gives access to the front of the garage.



Ground Floor Bungalow

