



Grier & Partners
— LAND AND ESTATE AGENTS —

3 CARRIERS COURT, EAST BERGHOLT, COLCHESTER,
SUFFOLK, CO7 6GB
ASKING PRICE OF £549,000





INTRODUCTION

This modern four bedroom detached bungalow situated on a private road within the village of East Bergholt, offers a wonderful South and West facing rear garden that integrates well with the 250 square foot Kitchen/ Dining room and sitting room adjacent. Ideally located within a short distance of the village school and soon to be opened co-op store this family home is available with no onward chain and we highly recommend a viewing.

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 Carriers Arms on your right. Continue on Heath Road and passing The Hare and Hounds and Chaplin Road on your right, then turn right onto Carriers Court where the property can then be found in the back corner with driveway parking within the hard landscaped front garden.





INFORMATION

completed in the early 2000's of conventional brick and block cavity construction under a tiled roof with rendered and brick elevations to the front and rear. Offering in total some 1150 sq ft of accommodation. Windows and doors are hardwood units throughout in good order and complimenting well the overall aesthetics of the property. Electrics are supplied via a modern RCD consumer unit to ample sockets throughout. Heating is provided via a mains gas conventional boiler to radiators throughout and hot water via tank in the airing cupboard (immersion heater also fitted).

EAST BERGHOLT

Has the benefit of a good range of local facilities including a co-op and post office, baker, chemist, GP surgery and medical centre. The village provides educational facilities from pre-school age to GCSE with sixth form colleges in Colchester and Ipswich, along with excellent private schools nearby in Holbrook, Ipswich and Colchester. A12 links to the M25 and A14 making regional airport Stansted approximately an hour journey by car. There is a mainline railway station in Manningtree only 3 miles away, 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, gas, electric, drainage and high speed broadband are connected to the property. Local Babergh District Council contact 0300 123 4000. Council Tax Band - E. Energy Performance Rating – pending. Ultrafast broadband available via Gigaclear, Trooli & Openreach (www.ofcom.co.uk). 5G mobile signal available via EE, Vodafone & O2 (www.ofcom.co.uk). 'Very low' flood risk via www.gov.uk/check-long-term-flood-risk.



ACCOMMODATION

over a single storey, offering an abundance of space and flexibility:

ENTRANCE

from the front driveway via a covered porch through the part glazed front door into the:

ENTRANCE HALL

14'03 x 9'02 (max) spacious and inviting hallway with doors to all rooms and panel glazed double doors through into the:

SITTING ROOM

16'05 x 12'10 with windows and a pair of glazed double doors opening out onto the rear terrace taking in a Westerly aspect. Further opening through into the:

KITCHEN/ DINING ROOM

23'11 x 10'10 triple aspect room with windows to the sides and rear across the triple sided dining area with windows overlooking the garden, tiled floor. The kitchen comprises a range of painted wall and base units to three sides including a useful peninsular that provides extensive preparation worktop space and storage under. With space and plumbing for washing machine and dishwasher to the side and a fully integrated Neff electric oven and microwave. Work surface is light granite effect to three sides including a composite Frankie sink and drainer with flexi tap, along with a four ring Neff gas hob with extractor fan over.

BEDROOM ONE

18'00 x 10'10 window to the rear (West) overlooking the private back garden, extensive built in wardrobes to the side of this spacious bedroom, doorway through into the:

EN-SUITE SHOWER ROOM

6'05 x 5'02 opaque window to the rear, tiled shower cubicle to the side with wall mounted mixer shower, pedestal wash basin, w/c, tiled walls to waist height, recessed ceiling lights and extractor fan.

BEDROOM TWO

10'07 x 9'00 focal point bay window to the front (East), built in wardrobe to the side, ample space for use as a good size double bedroom.



BEDROOM THREE

9'07 x 8'02 window to the front, configured as a double bedroom currently with a substantial built in wardrobe to the side.

BEDROOM FOUR

9'11 x 6'10 window to the front, built in single wardrobe, currently configured as a useful office but with ample room to use as a generous single bedroom/nursery.

FAMILY BATHROOM

6'08 x 6'08 opaque window to the side (South), oak flooring, inset panel bath to the side, tiled walls to ceiling height, w/c, pedestal wash basin, recessed ceiling lights and extractor fan.



INTEGRAL GARAGE

17'05 x 16'02 double doors from the driveway into this spacious garage, there is also a personnel door from the front driveway into the garage and further door to the rear garden. The garage benefits from power and light along with eaves storage. A highly useful space that if desired and with the correct planning consent could be utilised as further internal accommodation.



OUTSIDE

to the front, the property is approached via Carriers Court and this opens into the block paved driveway with ample parking for three cars, gated side entrance into the garden and a number of pretty details define the front elevation. Side passageway leads to the:

REAR GARDEN

the rear garden takes in both a Southerly and Westerly aspect and an abundance of sunshine. The garden has been designed to provide areas of lawn and an interesting blend of mature trees and shrubs all within a low maintenance principal. The two blocks of lawn integrate with areas of light gravel, terrace and decking that take in the sun at various points of the day. The pretty pergola benefits from climbing, flowering plants and provides useful shade in the afternoon. Fenced clearly defined boundaries to all sides of the garden and to the Southern side, a very pleasant fern garden next to a second area of decking, taking in the mid morning sunshine.







Ground Floor

