



Grier & Partners
— LAND AND ESTATE AGENTS —

BRIARWAYS, HEATH ROAD, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6RL
ASKING PRICE OF £610,000





INTRODUCTION

a property that offers an abundance of flexible accommodation across two floors with bedrooms on both the ground and first floor. This chalet bungalow enjoys ample parking to the front, a landscaped rear garden, single garage and a modern well insulated construction. Available with no onward chain and located within the charming Suffolk village of East Bergholt, we highly recommend a viewing.



ACCOMMODATION

over two floors, on the first floor:

BEDROOM THREE

11'00 x 12'00 (reduced head height (8'07)) window to the front (South) configured as a single room but with space for a double bed if required.

BEDROOM FOUR

9'01 x 12'00 (reduced head height (8'08)) oversize opening velux window to the side (West).

FAMILY SHOWER ROOM

6'00 x 4'08 internal room with fully tiled floor and walls, w/c inset to tiled unit with storage cupboard built in, pedestal wash basin and corner shower with sliding doors. Radiator, recessed ceiling lights and extractor fan.

LANDING

6'05 x 6'00 velux window to the side (West), built in storage cupboard and stairs descending to the GROUND FLOOR:

ENTRANCE

is via a secure composite multi lever lock door from the driveway into the property, alarmed secure access.

HALLWAY

15'10 x 6'04 (max incl stair space (open under stairs)) with a range of cupboards to the side containing the wall mounted Worcester combi boiler, coat hanging space and linen shelves. Doorways to ground floor rooms including:

BEDROOM TWO/SNUG/STUDY

11'03 x 9'08 window to the rear (North) overlooking the garden, a flexible ground floor room.

BEDROOM ONE

11'11 x 11'00 bay window to the front with glazing to three sides, doors into the:

WALK IN WARDROBE

5'02 x 5'01 shelving and hanging rails to the sides, wall mounted RCD consumer unit.





EN-SUITE

5'07 x 5'01 opaque window to the side, tiled floor and tiled wall to the rear, oversize corner shower, w/c, pedestal wash basin with cupboard over, heated towel rail, recessed ceiling lights and extractor fan.

FAMILY BATHROOM

7'10 x 6'00 opaque window to the side, tiled walls and floor, large oval bath to the side inset with tiles to either end and central taps, w/c, wash basin inset to vanity unit, heated towel rail, recessed ceiling lights and extractor fan.



SITTING ROOM

17'03 x 12'06 bay window to the front, feature sandstone fireplace with a central gas fire over coals, a spacious sitting room.

DINING ROOM

16'09 x 10'05 double doors open out into the rear garden and onto the terrace, window to the rear, door into the utility room and open plan into the:

KITCHEN

11'08 x 9'05 window to the rear, this well fitted and presented shaker style kitchen has a range of wall and base units to three sides. Providing extensive storage space and provision for the integrated washing machine, fridge, freezer and wine cooler, further space for a five ring Hotpot range style gas cooker with extractor fan over. Black granite work surface to three sides with a dual sink under the rear window with drainage grooves to the worktop. A stylish and well presented kitchen.



UTILITY ROOM

8'00 x 5'02 opaque door to the side, tiled floor and a range of wall and base units matching those in the kitchen and providing extensive storage space, further space and plumbing for a washing machine and tumble dryer. Work surface granite effect with a stainless steel sink and drainer. Recessed ceiling lights and extractor fan.



GARAGE

18'08 x 9'01 opaque personal door from the garden and electric up and over door from the bloc paved front driveway into this highly useful space. Power and light connected via a dedicated RCD consumer unit.



INFORMATION

completed in 2009 to a high standard throughout and to a high level of efficiency for the time including cavity insulated construction and double glazed UPVC and composite windows and doors throughout. Central heating via mains gas fired combination boiler to radiators throughout. Fitted full alarm system. Electrics supplied via a RCD consumer unit.

DIRECTIONS

from the centre of the village passing the Red Lion on the left hand side continue on to the top of Gaston Street and turn right onto Heath Road with The Carriers Arms on your right. After 200 yards and just past the turning for Quintons Road the property can be found on the left 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

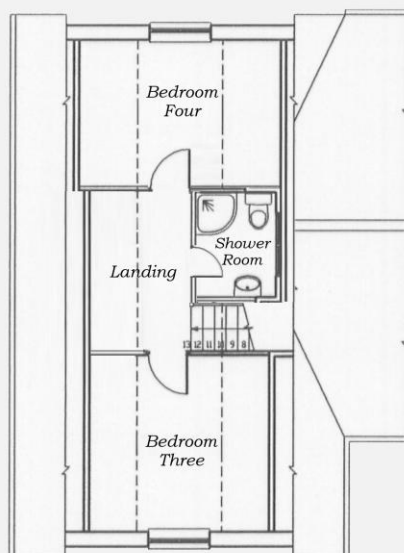
all mains services are connected to the property, heating provided by gas boiler, ultrafast broadband available. Council Tax Rating – E (£2,642.86). EPC - (Rating Pending). Ultrafast broadband available via Openreach, County Broadband and Gigaclear (www.ofcom.org.uk). 5G mobile phone coverage via EE, O2, Vodafone and Three (www.ofcom.org.uk). Check the flood risk in this area via - www.gov.uk/check-long-term-flood-risk.



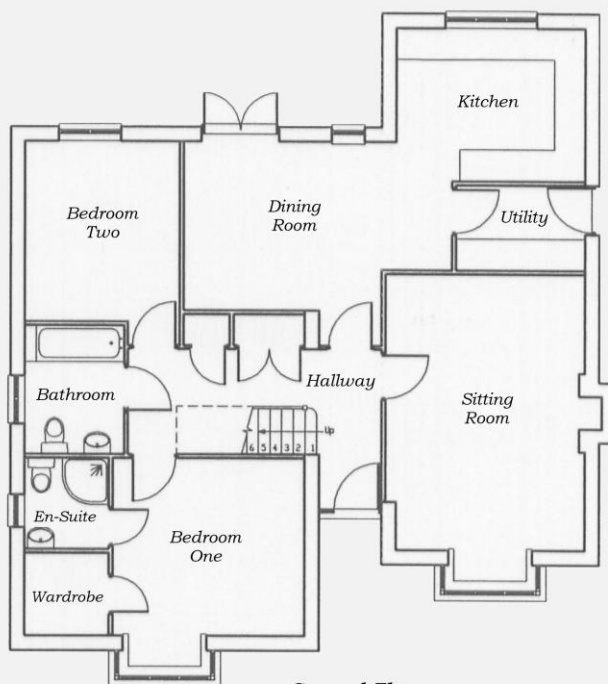


Grier & Partners

— LAND AND ESTATE AGENTS —



First Floor



Ground Floor