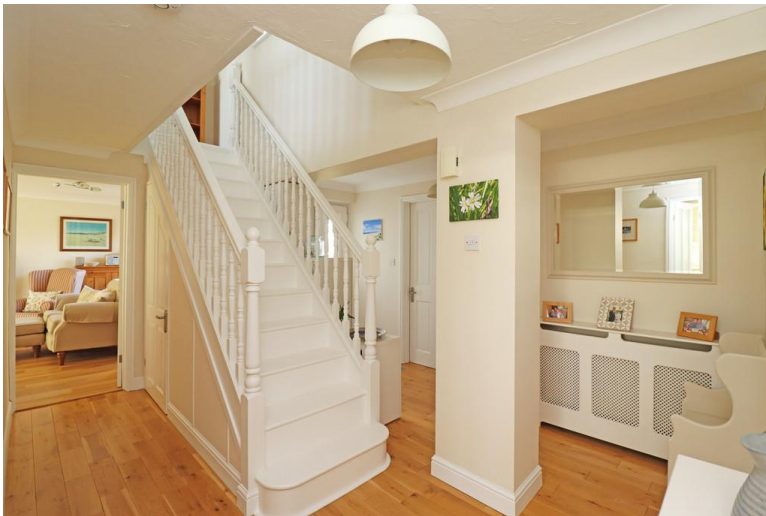




**Grier & Partners**  
— LAND AND ESTATE AGENTS —

39 RICHARDSONS ROAD, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6RR  
GUIDE PRICE OF £525,000





#### INTRODUCTION

Presented to a high standard throughout this sympathetically extended and modernised four bedroom family home offers extensive and flexible accommodation on the ground floor alongside well proportioned bedrooms on the first. Located in a quiet and yet convenient location within the village of East Bergholt and benefiting from a private south facing garden, we highly recommend a viewing.

#### INFORMATION

completed in the late 1970's of brick and block cavity construction with rendered elevations, a good level of cavity wall and loft insulation are present. Windows doors and the conservatory are UPVC sealed units with secure doors. Electrics are supplied via a RCD consumer unit and hot water is via a gas boiler to radiators throughout. The property has been extended via the addition of a conservatory and conversion of a portion of the integral garage space to the front.

#### DIRECTIONS

from the centre of the village continue up Gaston street and passing the Carriers arms turn right onto Hadleigh Road, turn right again past the Hare and Hounds into Chaplin Road then left into Richardson's Road where the property can be found on the right hand side with ample driveway parking for four cars.



### EAST BERGHOLT

Has the benefit of a good range of local facilities including a newly opened large Coop with post office, chemist, GP surgery and medical centre. The village also benefits Parish, Congregational Churches and many local associations.

The village provides excellent educational facilities from pre-school, Primary school and High school with access to sixth form colleges in Colchester and Ipswich. There are also several Private schools in nearby villages throughout the area all with great reputation.

East Bergholt also provides ideal transport links being only a few minutes drive to the A12 linking to the M25 to London and A14 to the North. Stansted Airport is also easily accessible being approximately an hours journey by car, direct national express busses can also be used from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour into London Liverpool Street.

There are a wide range of pubs, restaurants and cafes in the village offering a range of food and drinks. The Red Lion pub has been taken over by the Chestnut Group offering a range of drinks and food from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin influenced café offering a selection of amazing dishes with all sorts of different flavours, with a number of tables including a courtyard at the back, a lovely spot for a coffee. Further up the road you will find the Hare & Hounds and The Carriers arms, a couple of traditional cosy pubs with beautiful food and fine selection of classic ales.

### SERVICES

mains water, gas, electric, drainage and broadband are connected to the property. Local Babergh District Council contact 0300 123 4000. Ultrafast broadband available via County Broadband and Gigaclear ([www.ofcom.org.uk](http://www.ofcom.org.uk)). Firbe is available via Openreach. 5G mobile phone coverage via EE, O2, Vodafone and Three ([www.ofcom.org.uk](http://www.ofcom.org.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). Council Tax Band – E. Energy Performance Rating – D.

### 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.





## ACCOMMODATION

over two floors of adaptable space, on the first floor:

### BEDROOM ONE

11' 10" x 9' 11" (3.61m x 3.02m) window to the rear overlooking the garden, ample space for king size bed and additional freestanding wardrobes alongside the built in wardrobes to the side.

### BEDROOM TWO

9' 11" x 6' 10" (3.02m x 2.08m) window to the rear and built in wardrobes

### BEDROOM THREE

9' 07" x 7' 04" (2.92m x 2.24m) window to the rear, staggered built wardrobes to the side and high level storage.

### BEDROOM FOUR

8' 08" x 6' 08" (2.64m x 2.03m) window to the front, built in wardrobes, currently used as an art studio, but has previously been used as a single bedroom.

### FAMILY BATHROOM

6' 10" x 6' 01" (2.08m x 1.85m) opaque window to the front, contrast tiled walls to ceiling height, oversize corner bathroom with power shower and curtain over, wash basin inset to vanity unit, w/c and ladder towel rail to the side, extractor fan.

### LANDING

11' 06" x 6' 02" (3.51m x 1.88m) window to the front, spacious landing with loft access, doors to the first floor rooms, deep airing cupboard containing the hot water cylinder. Stairs descending to the ground floor:

### HALLWAY

14' 06" x 11' 01" (4.42m x 3.38m) entrance from the front via secure door, the hallway benefits from oak flooring that extends through into the study, doors to the ground floor rooms and significant under stairs storage space.

### SHOWER ROOM

opaque window to the side, tiled shower cubicle to the side, w/c and wash basin, recessed ceiling lights and extractor fan, a highly useful downstairs shower.

### OFFICE/ BEDROOM FIVE

15' 11" x 8' 00" (4.85m x 2.44m) dual aspect windows to the front and side, currently configured as an office but has previously been used as a double bedroom, solid wood flooring.

### SITTING ROOM

16' 05" x 12' 05" (5m x 3.78m) window to the front feature fireplace with electric fired log burner, oak flooring and double doors opening out into the:



### CONSERVATORY

15' 06" x 14' 07" (4.72m x 4.44m) glazed to three sides taking in delightful views over the rear garden and terrace. Wood flooring and sliding doors to the terrace, integrated blinds to the windows and high level gas operated velux style windows to keep the space cool in the summer, double doors into the:

### KITCHEN - DINING ROOM

18' 06" x 9' 10" (5.64m x 3m) window to the rear garden and door to the side access way. The kitchen offers a range of wall base units in a shaker style to three sides under a granite effect work surface, integrated double oven, free standing fridge freezer alongside extensive storage space, further space and plumbing for dishwasher and stacked washing machine and tumble dryer. Large corner larder cupboard and space for good size dining table.

### OUTSIDE THE REAR GARDEN

is laid predominantly to lawn with well defined fence and walled boundaries, extensively stocked flower beds to the sides with a variety of flowering plants and the lawn itself interspersed with maturing specimen trees. Wooden shed. Area of terrace to the rear of the property and gated side access to the:

### FRONT GARDEN

again predominantly laid to lawn with a well maintenance hedge boundary and ample parking for four cars in front of the garage, electric car charging point installed on the front of the garage, block paved pathway to the front door and side access to the rear garden.

### INTEGRAL GARAGE

17' 01" x 8' 09" (5.21m x 2.67m) up and over door to the front, extensive storage racking space.

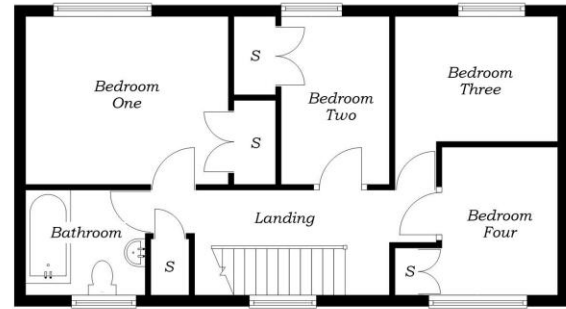






# Grier & Partners

— LAND AND ESTATE AGENTS —



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |