

Hall Road, West Bergholt

A beautifully presented semi detached three-bedroom home in the charming village of West Bergholt. Meticulously renovated to the highest standards, this impressive family residence offers a generous living space of approx. 1,500 square feet, providing a perfect blend of modern luxury and timeless elegance.

Guide price £500,000

Hall Road

West Bergholt, Colchester, CO6



- Contemporary 3 bedroom semi detached family home
- Open plan sociable layout
- Backs onto countryside with verdant views
- Prime location - West Bergholt
- Separate living room
- Off street parking
- Exceptional finish
- 2 bathrooms
- Guide Price £500,000 - £525,000

The Property

The downstairs living space features a sociable open-plan layout, perfect for both entertaining and everyday family life.

The spacious living room is inviting, with beautiful wooden-style flooring and a cozy log burner, ideal for those chilly evenings. The kitchen/dining room extends to nearly 30 feet and is flooded with natural light from a skylight and bi-folding doors that open onto the garden. The kitchen boasts sleek white cabinetry and contemporary finishes, along with modern appliances, including an induction hob on the central island. There is ample space for dining and additional living areas, making it a versatile and functional space.

Upstairs, the principal bedroom offers an ensuite bathroom with a walk-in shower. There are two additional well-proportioned bedrooms, perfect for family or guests. The modern family bathroom is fully tiled and features a stunning free-standing bath, adding a touch of elegance.

This beautifully presented home combines modern elegance with practical design, making it perfect for families or anyone looking for a high-quality living space in West Bergholt.

The Outside

This attractive family home is set behind a large gravel driveway providing ample off street parking. The house itself has a white render with anthracite grey window frames creating an appealing and handsome frontage.

To the rear, there is a generously sized sunny garden. Panoramic countryside views are a hugely desirable feature, with the garden backing onto fields. The garden is beautifully presented with a large area laid to lawn and a paved patio area perfect for outside dining.

There is ample storage space provided with outside sheds.

The Area

West Bergholt is a desirable area known for its tranquil and community-oriented atmosphere. The village enjoys good transport links, making it convenient for commuters and those seeking easy access to nearby towns and cities. Regular bus services and nearby train stations provide connections to Colchester, London and beyond. The village is home to charming pubs and eateries, offering a range of dining options for residents and visitors alike. These establishments provide a warm and welcoming ambience, perfect for enjoying a meal or socialising with friends. Families will appreciate the excellent schooling options in the area, with reputable primary and secondary schools nearby, ensuring a quality education for children.

Further Information

Tenure - Freehold

Council - Colchester

Tax Band - C

Property Construction - Brick

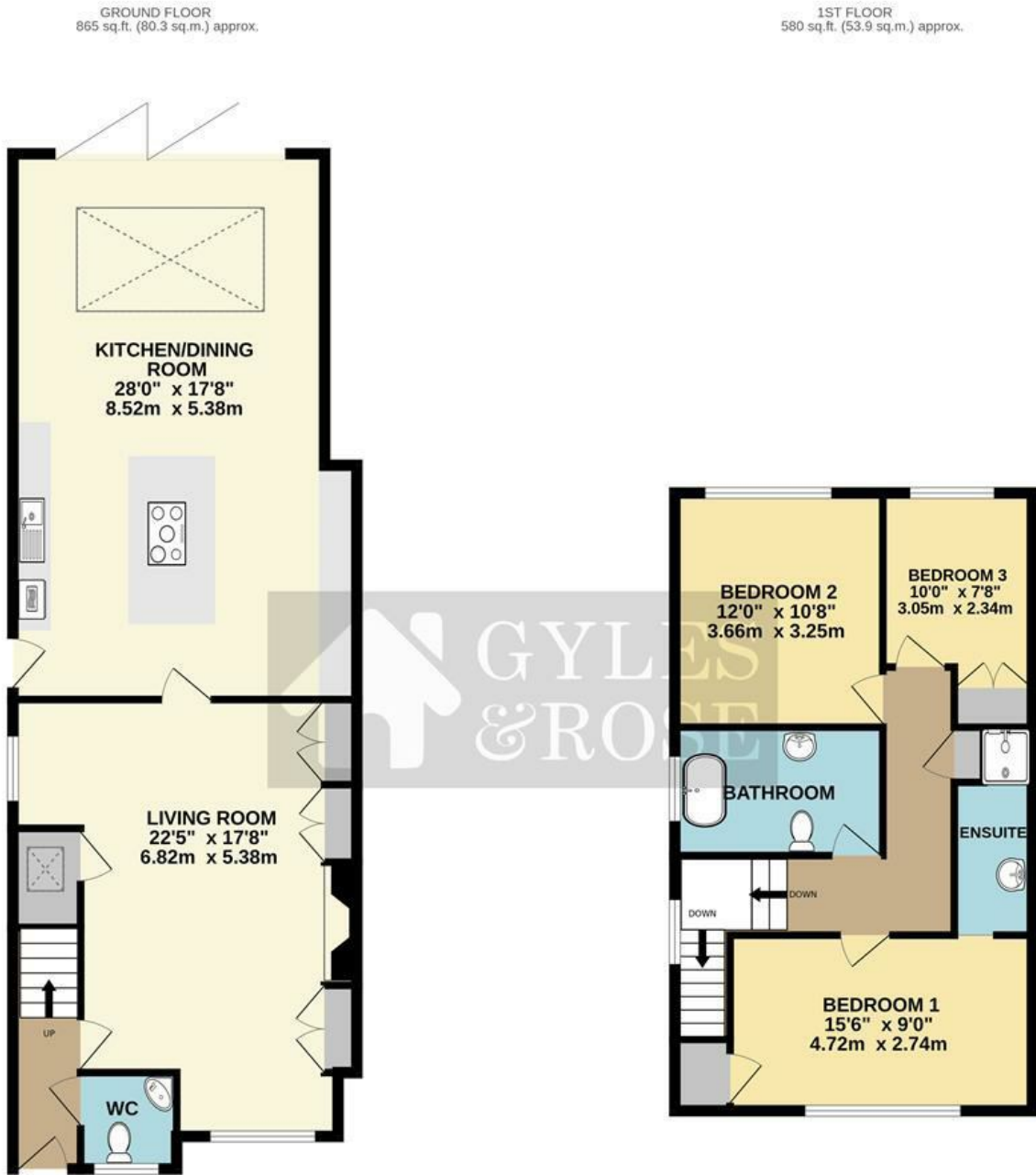
Oil Central Heating

Mains Sewage, Electrics and Water

Sellers position - Needs to secure onward purchase



Floor Plan



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(82-91) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(15-59) D</p> <p>(1-38) E</p> <p>(1-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>				
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