



## West Bergholt

A beautifully presented four-bedroom family home in West Bergholt, offering spacious accommodation across two floors. With two en-suites, a stunning open-plan kitchen/diner/living, and excellent storage, this property combines modern family living with a convenient location close to schools, shops, and commuter links.

Guide price £600,000

# Colchester Road

Colchester, CO6



- Guide Price £600,000 - £625,000
- New Build Warranty
- Car port
- 2 Ensuites
- 4 Bedrooms
- Detached
- 2 Receptions
- South/East facing garden
- Open plan kitchen/Living room
- Integrated appliances

### The Property

The ground floor opens into a welcoming entrance hall, giving access to a bright and spacious sitting room with bay window. At the rear, a striking open-plan kitchen/diner runs the full width of the property, complete with a central island, ideal for family gatherings and entertaining. From here, a utility room provides practical convenience, while a ground-floor WC completes the layout. A covered car port sits alongside the house for secure off-road parking.

Upstairs, the property offers four generous bedrooms. The principal bedroom boasts an en-suite shower room, while a second en-suite serves a large bedroom at the opposite end of the home. The two remaining bedrooms are well-sized and share a modern family bathroom. Ample built-in storage throughout the landing enhances practicality.

### The Outside

The property enjoys a private garden to the rear, with space for outdoor seating, dining, and family activities. To the side, a car port provides sheltered parking, with additional driveway space available.

### The Area

Situated on Colchester Road, the property benefits from excellent access to local amenities and schools, while being within easy reach of Colchester's bustling town centre. Transport connections are strong, with convenient links to the A12 and Colchester mainline station for fast trains into London. Local parks, leisure facilities, and shopping make this a superb family-friendly location that balances convenience with lifestyle.

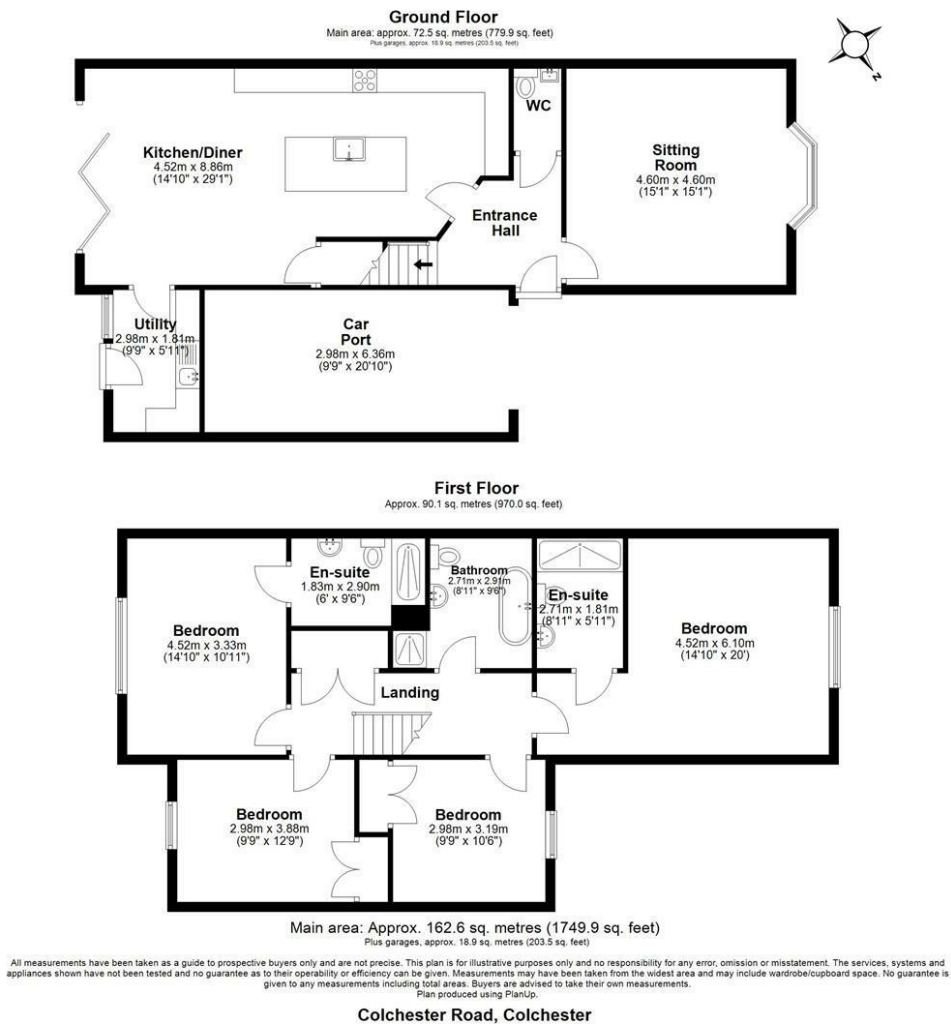
### Further Information

- Tenure - Freehold
- Property Construction: Brick
- Water, Electricity, Sewage and Gas Mains
- Council: Tendring
- Tax Band E
- Sellers Position - No onward chain

Please note some rooms have been virtually staged for marketing purposes.



Floor Plan



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