NICHOLAS PERCIVAL

TO LET

Russett Place, West Bergholt, Colchester, Essex

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A selection of beautifully designed 2- and 3-bedroom homes available to rent within this prestigious new development by Rose Builders in West Bergholt. Each property offers a unique layout, bright and spacious interiors, and thoughtfully planned accommodation suited to modern living. Built and finished to an exceptional standard by the award-winning local developer Rose Builders, these homes combine high-quality craftsmanship with contemporary style, creating comfortable and attractive living spaces in a highly desirable village setting.

13 Treble Tile Close

15 Treble Tile Close

18 Treble Tile Close

20 Treble Tile Close

13 & 15 Treble Tile Close
West Bergholt, Colchester, Essex

Two properties available | £1695 pcm | Holding Deposit £391 | Deposit £1955

Inside

A brand-new, high-specification three-bedroom semi-detached home situated within a sought-after new development in the popular village of West Bergholt. Finished to an exceptional standard throughout, this stylish property offers bright and spacious accommodation ideally suited to modern family living.

The welcoming entrance hall provides access to a convenient cloakroom and staircase to the first floor, leading through to an impressive open-plan living space. The contemporary kitchen is fitted with a range of sleek, handleless navy-blue units and integrated appliances including an oven, hob, extractor hood, fridge/freezer and dishwasher, together with a freestanding washing machine. The spacious living and dining area enjoys an abundance of natural light and features bi-fold doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining while making the most of the far-reaching countryside views.

On the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A modern family bathroom completes the accommodation, comprising a WC, wash basin and bath with shower over.

Outside

To the front of the property is a block-paved driveway providing off-road parking for two to three vehicles, together with an electric vehicle charging point. The rear garden features a patio area adjoining the bi-fold doors, a lawned garden and a garden shed. Enjoying uninterrupted views across open green space beyond, the garden provides a wonderful setting for outdoor dining and relaxing, particularly at sunset.

18 & 20 Treble Tile Close
West Bergholt, Colchester, Essex

One properties available | £1450 pcm | Holding Deposit £334 | Deposit £1670

Inside

A beautifully presented and thoughtfully designed two-bedroom home, recently constructed and finished to an exceptional standard throughout. Offering spacious and contemporary accommodation, this attractive property is perfectly suited to modern living.

The welcoming entrance hall is bright and airy, providing access to a convenient cloakroom and staircase leading to the first floor. The ground floor features an impressive open-plan living space with large patio doors opening onto the rear garden, creating a light-filled environment ideal for both everyday living and entertaining.

The stylish galley-style kitchen is fitted with a range of modern, handleless dark green units and benefits from a full complement of integrated appliances, including an oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine.

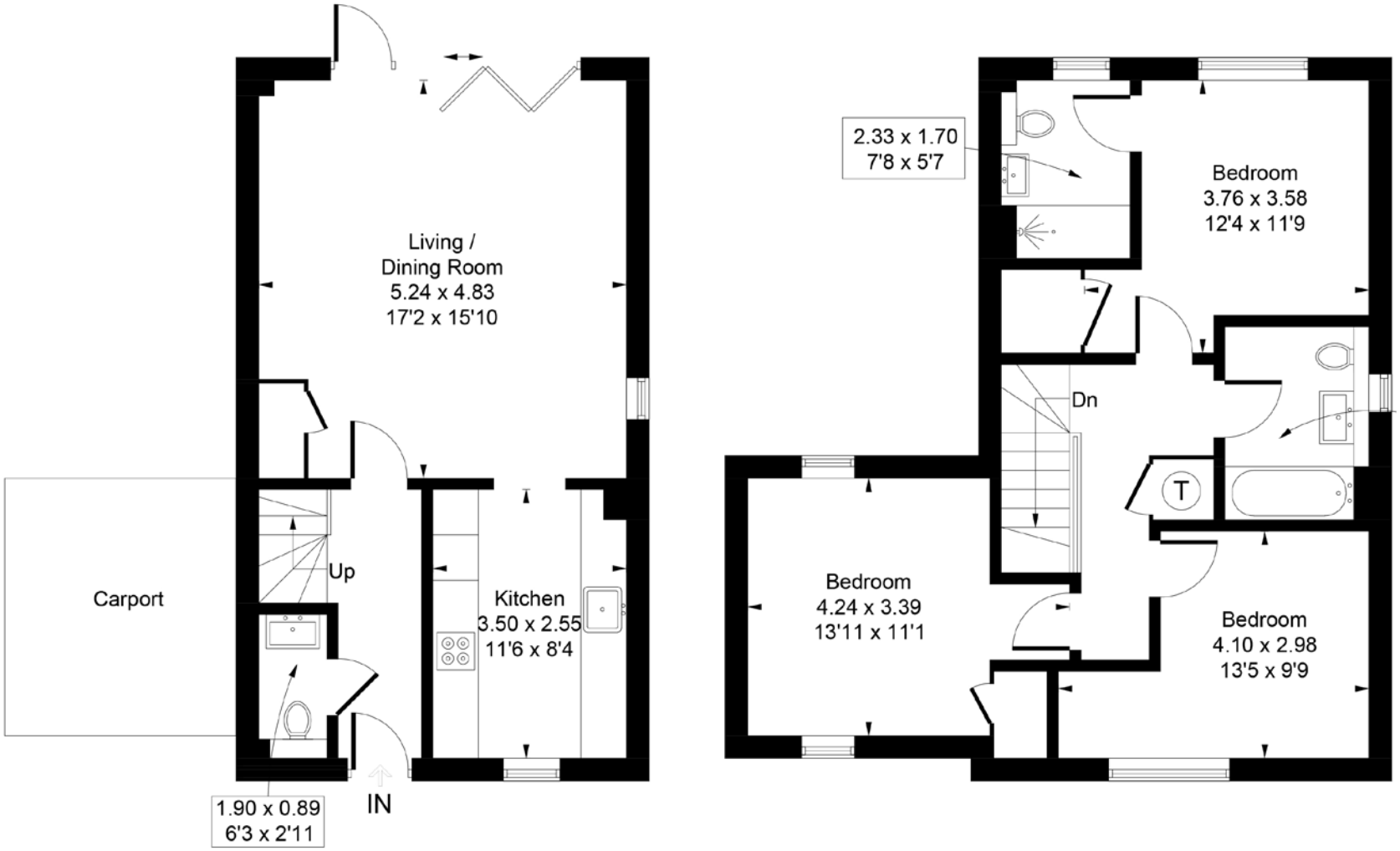
On the first floor are two generous double bedrooms, both benefiting from their own en-suite facilities. The principal bedroom, positioned at the front of the property, features an en-suite bathroom with shower over the bath, while the second bedroom enjoys an en-suite shower room. Both bathrooms are finished with contemporary white sanitary ware and timeless tiling.

Outside

To the front of the property is a block-paved driveway providing off-road parking for two to three vehicles, together with an electric vehicle charging point. The rear garden is predominantly laid to lawn and features a patio area immediately adjoining the patio doors, offering an excellent space for outdoor dining and relaxation. A garden shed provides useful additional storage.

13 & 15 Treble Tile Close
West Bergholt, Colchester, Essex

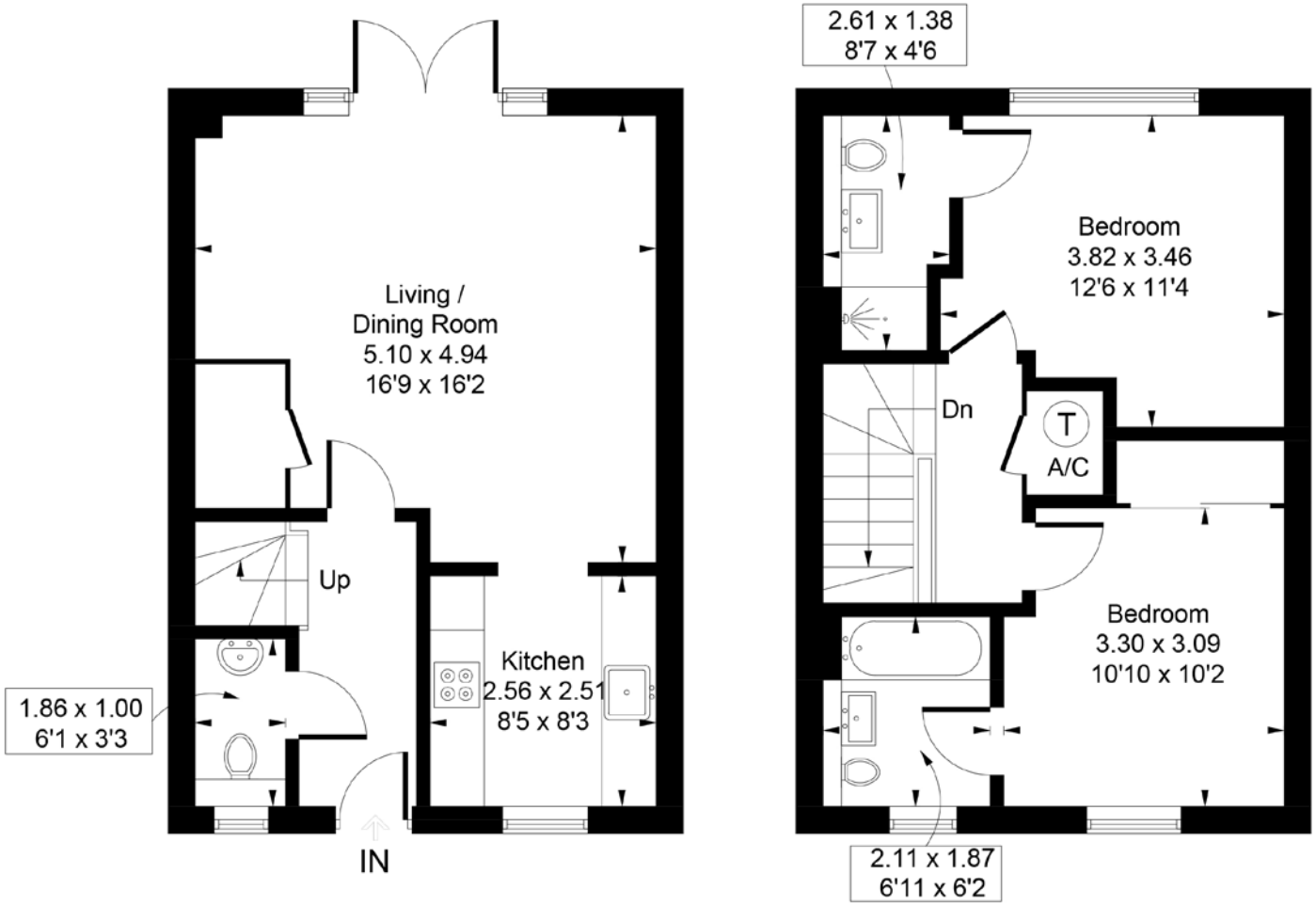
Approximate Gross Internal Area = 1063 sq ft / 98.8 sq m
(Excluding Carport)



Please note. Plot 15 is handed/flipped compared to plans shown.

18 & 20 Treble Tile Close
West Bergholt, Colchester, Essex

Approximate Gross Internal Area = 844 sq ft / 78.4 sq m



Please note. Plot 20 is handed/flipped compared to plans shown.

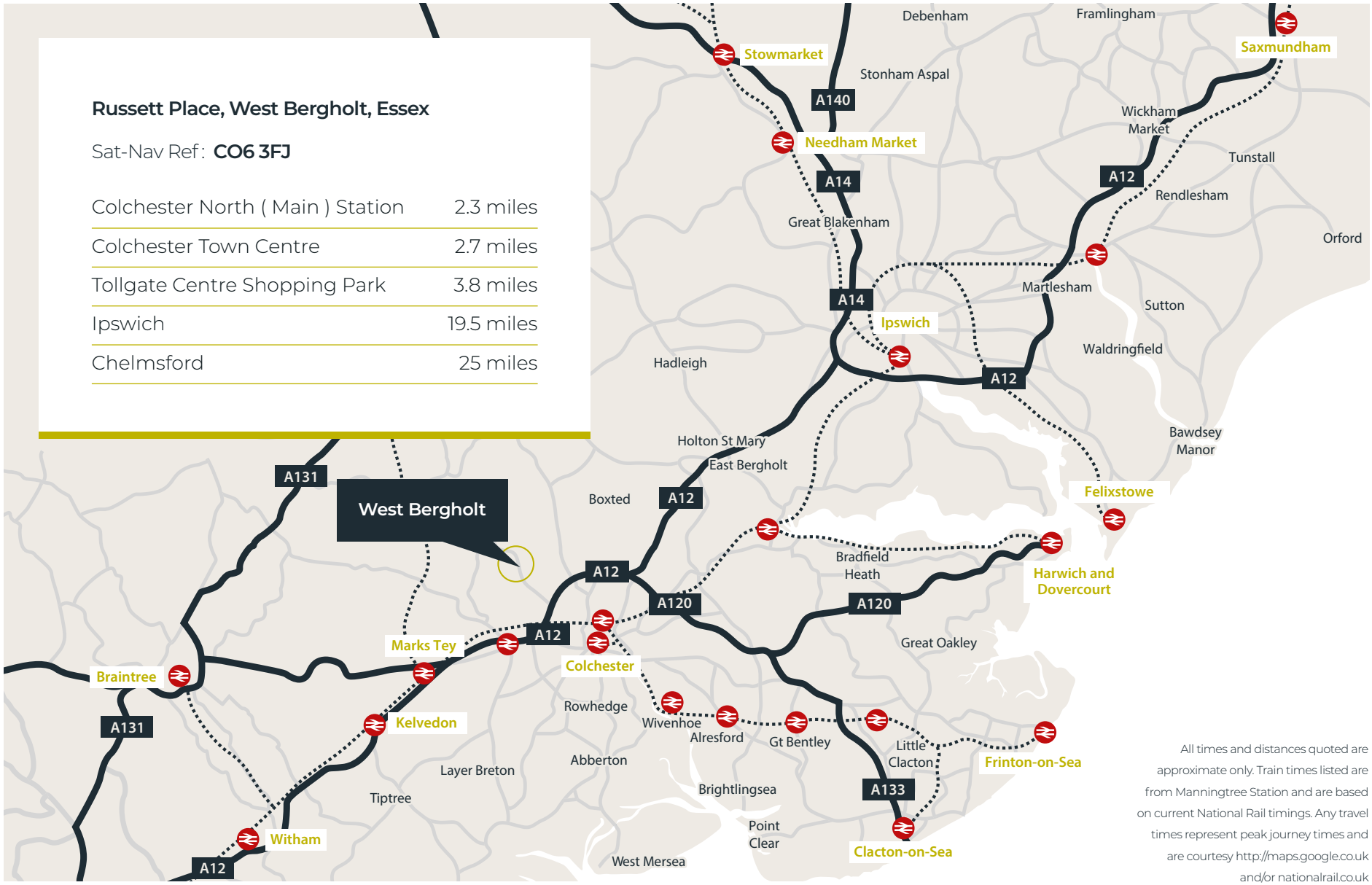
Location

The properties are located to the far end of Treble Tile Close off the Colchester Road within the very sough after village of West Bergholt. The village lies on the outskirts of Colchester, offering an appealing blend of rural charm and everyday convenience. Surrounded by attractive countryside yet within easy reach of the city centre, the village benefits from a strong community atmosphere, excellent local amenities, well-regarded schools, and a range of independent shops and services. With scenic walking routes, recreational facilities, and excellent transport links nearby, West Bergholt provides an ideal setting for families, professionals, and those seeking a peaceful village lifestyle without sacrificing connectivity.

Russett Place, West Bergholt, Essex

Sat-Nav Ref : **CO6 3FJ**

Colchester North (Main) Station	2.3 miles
Colchester Town Centre	2.7 miles
Tollgate Centre Shopping Park	3.8 miles
Ipswich	19.5 miles
Chelmsford	25 miles



All times and distances quoted are approximate only. Train times listed are from Manningtree Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk

Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.