



9 ALDOUS CLOSE

East Bergholt | Suffolk



Chapman Stickels

9 ALDOUS CLOSE EAST BERGHOLT CO7 6SQ

CHAIN FREE - A WELL-PRESENTED TWO BEDROOM BUNGALOW
WITH PRIVATE GARDEN, GARAGE AND OFF-ROAD PARKING

Dedham - 3 miles

Manningtree - 4 miles (London Liverpool Street in 60 minutes)

Colchester - 9 miles

Ipswich - 10 miles

-
- Entrance hall • Sitting room • Kitchen / dining room • Two double bedrooms •
 - Bathroom • Fully enclosed garden • Garage • Off-road parking for several vehicles •





Property

Discreetly located on a corner plot at the end of a peaceful cul-de-sac, 9 Aldous Close is a well-presented detached bungalow offering comfortable and practical single-storey living.

An inviting entrance hall provides access to the accommodation, which includes a modern kitchen/dining room fitted with a range of base and eye level units combined with worktops providing plenty of storage and preparation space. Integrated appliances include a double Neff oven, dishwasher and fridge/freezer, together with plumbing for a washing machine.

The sitting room is a particularly pleasant space, enjoying French doors which open directly onto the garden allowing plenty of natural light.

Further accommodation comprises two double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an airing cupboard housing the Valliant gas combination boiler. The second bedroom enjoys an outlook over the garden. The family bathroom is fitted with both a separate bath and shower, together with a heated towel rail.

Outside, the bungalow enjoys a private, fully enclosed garden which wraps around the rear and side of the property, offering a pleasant space for relaxing or entertaining. To the front, a brick-paved driveway provides off-road parking for several vehicles and leads to the garage, which benefits from an electrically operated door. A side gate provides convenient access to the rear garden.

Agent's note

It is evident there has been some movement in the rear extension and as such has been inspected by a Structural Engineer. A full survey report is available upon request.

Location

East Bergholt is a highly regarded Suffolk village, situated within the beautiful countryside of Dedham Vale, an Area of Outstanding Natural Beauty, and famously associated with the landscape painter John Constable.

The village offers an excellent range of everyday amenities, including local shops, a post office, public houses, a medical practice and both primary and secondary schooling. There is a welcoming village community, with plenty of opportunities to enjoy the surrounding countryside and its network of footpaths.

Nearby Dedham, Flatford Mill and the River Stour provide some of the area's most picturesque walks, while the neighbouring villages offer an appealing selection of independent shops, cafés and restaurants.

Services

We understand all mains services are connected.

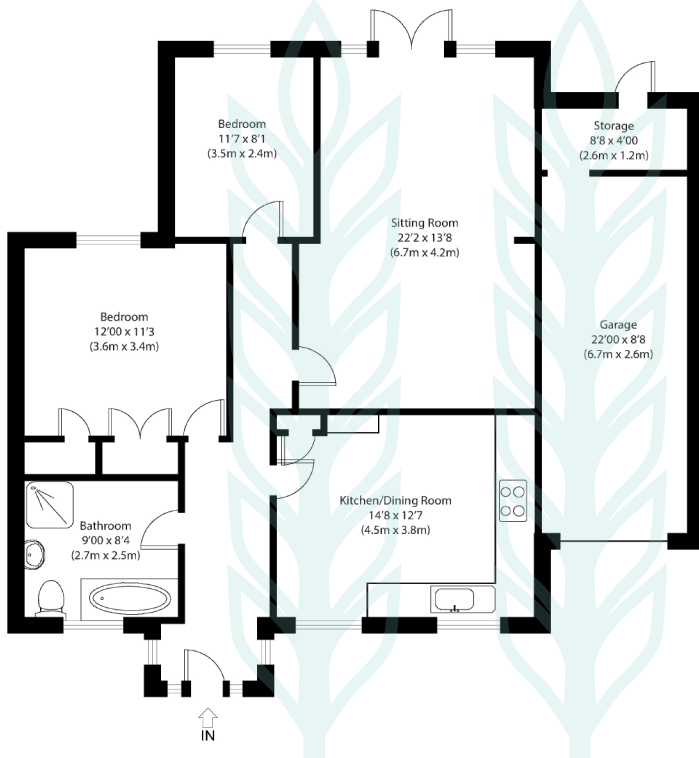
Local Authority & Council Tax Band

Babergh District Council
Council Tax Band D

EPC Rating

Current D (67). Potential B (84).

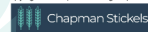




Ground Floor

Approximate Gross Internal Area 1195 sq ft (111 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photosharinggroup.co.uk



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