Chamberlain Phillips
PROPERTY AGENTS

Collingwood Fields, Colchester

Guide Price £525,000

Colchester

Nestled at the peaceful end of a desirable cul-de-sac in the sought-after village of East Bergholt, this impressive four-bedroom detached family home offers an exceptional opportunity for those seeking comfort, space and village living. Perfectly positioned, the property enjoys a private plot with ample parking and a double garage, complete with a converted loft space providing a versatile office or creative studio.

Stepping inside, you are greeted by a welcoming entrance hallway with a convenient downstairs WC. The heart of the home is a spacious living room featuring a charming log burner and sliding doors that open directly onto the enclosed rear garden. A formal dining room offers an elegant setting for entertaining, while the well-appointed kitchen is complemented by a separate utility room for added practicality.

Upstairs, all four bedrooms benefit from built-in storage, ensuring space for every member of the family. The principal bedroom boasts its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Outside, the private rear garden provides a safe and tranquil haven. To the front, a driveway ensures safe, off-road parking. The detached double garage, with its converted roof space, presents a rare find, ideal for those seeking a dedicated home office or hobbies room.

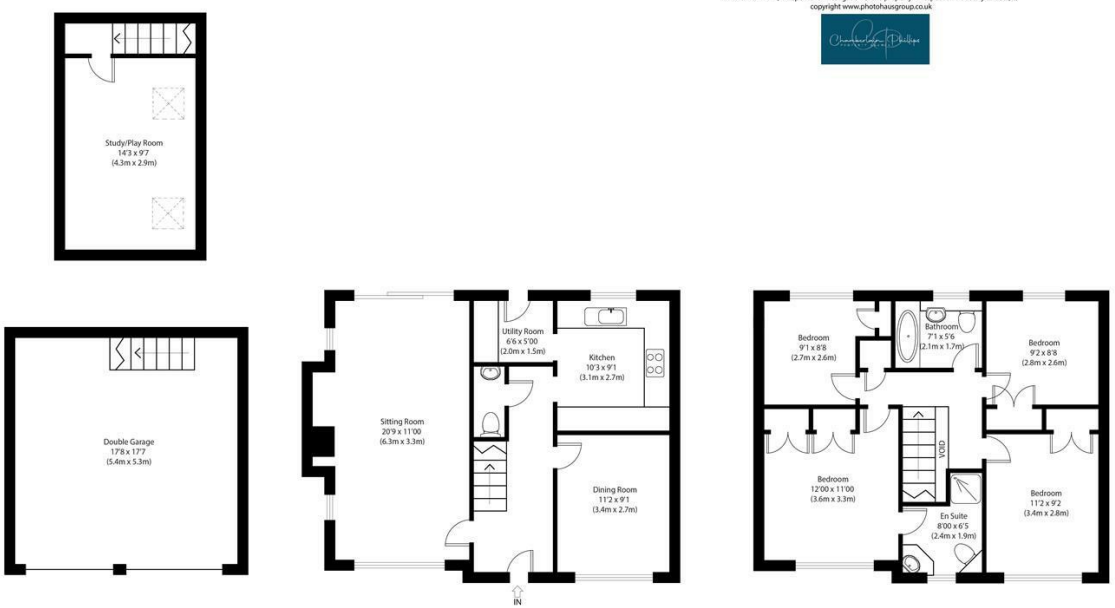
This delightful home blends village charm with modern family living, making it a must-see for families and those wishing to settle in East Bergholt.

- SITUATED IN THE SOUGHT AFTER VILLAGE OF EAST BERGHOLT
- DETACHED DOUBLE GARAGE
- GUIDE PRICE £525,000 - £550,000
- ENCLOSED REAR GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFFICE ABOVE DOUBLE GARAGE
- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS

Floor Plan

Approximate Gross Internal Area
Main House 1180 sq ft (110 sq m)
Outbuilding 485 sq ft (45 sq m)
Total 1665 sq ft (155 sq m)

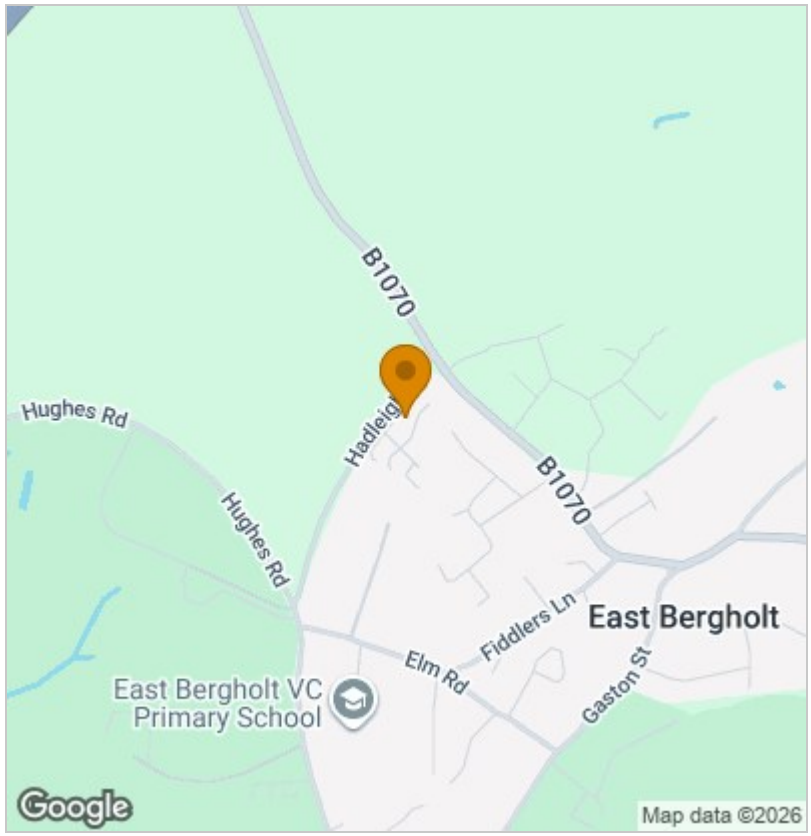
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



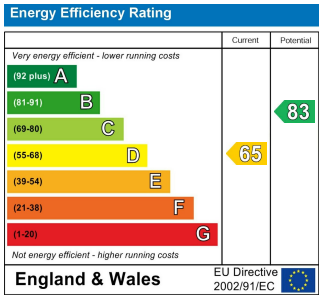
Ground Floor

First Floor

Area Map



Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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