



BRIARWAYS

East Bergholt | Suffolk



Chapman Stickels

BRIARWAYS, HEATH ROAD EAST BERGHOLT, CO7 6RL

Manningtree Station - 3 miles (London Liverpool Street in 56 mins)
Capel St Mary - 4 miles
Colchester - 10 miles

- Entrance hall & inner hall • Sitting room • Dining room • Kitchen •
- Utility room • Family room • Two ground floor double bedrooms (one with ensuite and walk-in wardrobe) • Bathroom • Landing •
- Two further double bedrooms • Shower room • Off-road parking •
- Single garage • Enclosed rear garden •

The Property

Occupying an established residential area in the centre East Bergholt, Briarways was built to an individual design and specification in 2009. Arranged over two floors, the accommodation provides a practical and pleasing layout, covering some 1,330sq.ft.

The living areas also provide a notable abundance of natural light, which is accentuated in the main front sitting room and bedroom one via two feature bay windows.

With French windows onto the principal garden, the rear dining room and kitchen are essentially open plan, where the latter is fitted in a shaker style with black granite worksurfaces, integral appliances (including a gas range cooker) and numerous storage facilities.

The adjacent utility room provides further ample storage space, additional worksurfaces and plumbing / space for white goods.

The remaining ground floor provides the two main bedrooms (with ensuite shower room and a walk-in wardrobe to bedrooms one) where bedroom two is served by a bathroom.

Via a central landing, the first floor provides two further double bedrooms, with built-in storage and a shower room.

Outside, the bungalow is set back in its plot providing a brick laid parking area defined by areas of lawn. A further brick drive to one side extends through to the single garage, with electric 'up and over' door.

Offering a good deal of privacy, the main rear garden chiefly consists of an area of lawn which is encircled with paving and established flower beds. To the far corner is a further paved seating area with an adjacent greenhouse.

NO ONWARD- CHAIN - A DETACHED FOUR-BEDROOM CHALET BUNGALOW WITH OFF-ROAD PARKING, SINGLE GARAGE AND A PRIVATE REAR GARDEN



Location

East Bergholt is one of the largest & most popular villages in the Stour Valley region and is approximately 10 miles North of Colchester, 8 miles South of Ipswich and approximately 3 miles from Manningtree The village provides 3 public houses, village shop, high school and primary school. East Bergholt is also famously known to be the birthplace of the painter John Constable with Flatford Mill and Dedham both within walking distance. Manningtree provides a wider range of shopping facilities and a mainline railway station to London Liverpool Street.

Services

All main services are connected. Ultrafast broadband available. Water softener. New Worcester Bosch boiler was installed September 2025, with a 12-year guarantee.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E (2026)

EPC Rating

Current C (77). Potential B (87).



Briarways, Heath Road, East Bergholt, Colchester, CO7 6RL

Approximate Floor Area
Main House - 1330 sq. ft / 123.61 sq. m
Garage - 170 sq. ft / 15.84 sq. m

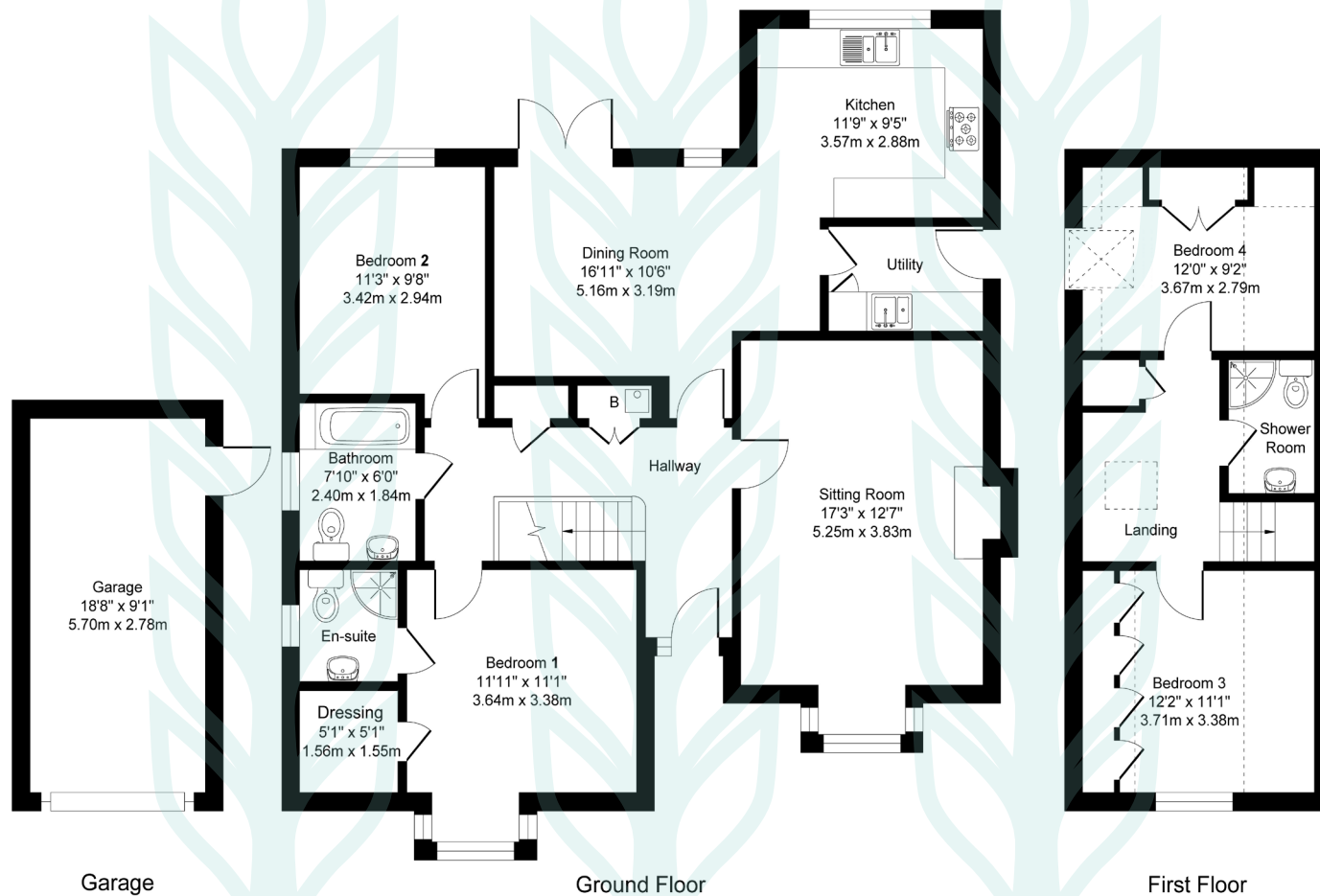


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