



Grier & Partners
— LAND AND ESTATE AGENTS —

MORANDA, WHITESFIELD, EAST BERGHOLT,
COLCHESTER, SUFFOLK, CO7 6SP
ASKING PRICE OF £395,000





INTRODUCTION

Located in a highly convenient position within the desirable village of East Bergholt, this detached two bedroom bungalow offers a buyer great scope for modernisation and extension (stp). The property also benefits from ample living accommodation with two large bedrooms and flexible sitting room with sliding doors opening into the beautiful, well arranged rear garden. The property is set back from the road within a very generously sized plot and an abundance of off-road parking. We highly recommend a viewing.



INFORMATION

Built in the 1970's of brick construction under a tiled roof, offering in total 670 sq ft of accommodation. Windows and doors are double glazed UPVC units throughout. Electrics are supplied via a modern RCD consumer unit to ample sockets throughout. Heating is provided via a mains gas boiler (installed in 2014) to radiators throughout.

SERVICES

mains gas, water and electric are connected to the property, broadband is available but not connected. Babergh District Council Contact - 0300 123 4000. Council Tax Band – D. Energy Performance Certificate – tbc. Ultrafast broadband available via Gigaclear, Trooli & Openreach (www.ofcom.co.uk). 5G mobile signal available via EE, Vodafone, County Broadband & O2 (www.ofcom.co.uk). 'Very low' flood risk via (www.gov.uk/check-long-term-flood-risk).

EAST BERGHOLT

Has the benefit of a good range of local facilities including a co-op and post office, baker, chemist, GP surgery and medical centre. The village provides educational facilities from pre-school age to GCSE with sixth form colleges in Colchester and Ipswich, along with excellent private schools nearby in Holbrook, Ipswich and Colchester. A12 links to the M25 and A14 making regional airport Stansted approximately an hour journey by car. There is a mainline railway station in Manningtree only 3 miles away, with a journey time of around an hour to London Liverpool Street. The village is famous for its historical connections with John Constable RA, and the landscape he painted is still very much the same today. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. The village benefits from a great sense of community and offers attractions for every age demographic.

DIRECTIONS

from the centre of East Bergholt follow Gaston Street for just over half a mile and turn left onto Elm Road, passing the turn for Fiddlers Lane on your right and Askins Road on the left hand side. Whitesfield can be found on the right hand side and the property can be found on the left about half way along the road with off-road parking available.



ENTRANCE

via part glazed front door into the hallway

BEDROOM ONE

11'11" x 9'11" Window to the front, built in wardrobes with mirror doors, radiator

BEDROOM TWO

11'11" x 10'11" window to the front, built in storage cupboard, radiator



SITTING/ DINING ROOM

20'02" x 11'10" sliding doors to the rear garden opening onto the patio, window to the side, radiators, electric feature fireplace, a very flexible and light room

KITCHEN

7'04" x 11'06" window to the rear garden, rear door accessed via the driveway, ample wooden wall and base units offering a good amount of work surface, stainless steel sink unit, wall mounted combi boiler installed cupboard, space for washing machine/ tumble dryer, free standing electric oven with induction hobs, fridge/ freezer



BATHROOM

5'08" x 4'11" window to the rear, inset bath with wood panelling, hand wash basin, wall mounted storage units, radiator

WC

5'08" x 2'08" window to the rear, WC

OUTSIDE

To the rear, the garden is mainly laid to lawn with an area of patio out from the sitting room. The 64' foot (sts) rear garden benefits from its west facing position allowing the property to become a wonderful sun trap from the early afternoon until the evening. A large 7' hedge marked the boundary and offers privacy to the rear whilst 6' fencing marks the boundaries to each side. An array of established plants, shrubs and trees can be found throughout the garden with areas of flower beds running along the fencing. A summerhouse can be found half way down the garden with pretty trellis fencing along the width of the plot with an archway to access the end of the garden where a storage shed and greenhouse can be





found. To the side of the property is a:

GARAGE

18'10" x 9'00" with windows to the rear, side and accessed via stable style doors to the driveway. Light and power are connected, several wall and base storage units can be found with space for a full height fridge/ freezer and washing machine/ tumble dryer. A great space for a workshop/ studio room.



To the front, the property is accessed via the private road. The property benefits from off-road parking for number of cars/ vehicles with scope for additional driveway if required. A large area of lawn can be found helping the property to be nicely set back from the private road. Access to the rear garden is possible via both sides of the property separated via trellis fencing and archways. A pretty flowerbed can be found next to the front door which continues down the side of the property with a selection of small shrubs and flowers.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		