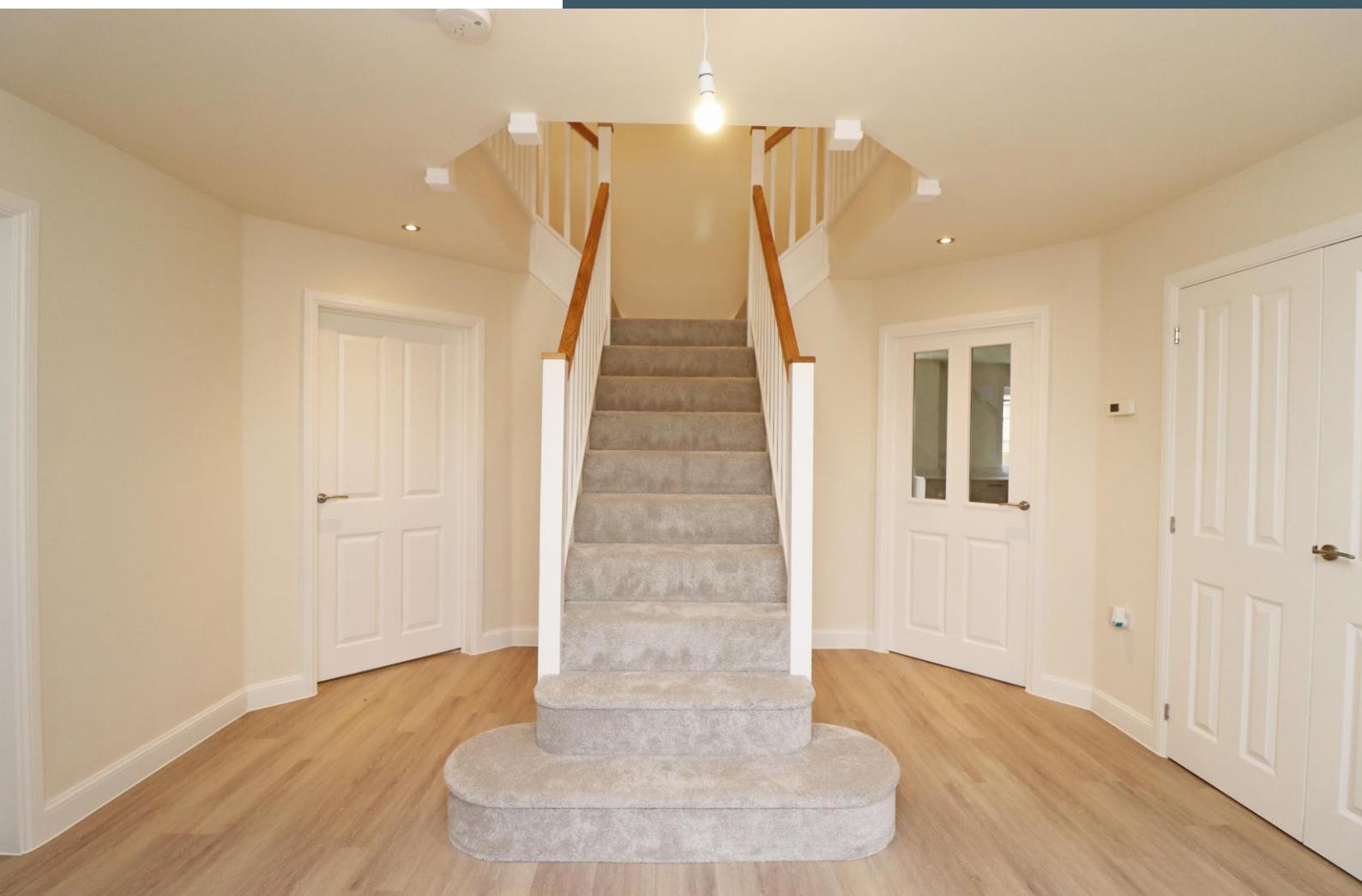




**Grier & Partners**

LAND AND ESTATE AGENTS

144 CONSTABLE GARDENS, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6RF  
ASKING PRICE OF £950,000





#### INTRODUCTION

situated within the charming Suffolk village of East Bergholt and available for immediate occupation. Plot 144 of the David Wilson Homes Constable Gardens site is a substantial 2,487 square foot detached house with five bedrooms, a large garden, open plan kitchen-breakfast room and a stylish open landing that highlights the space on offer within the property. The large North West facing garden wraps around the rear and sides of the property with fenced boundaries and extensive tree planting. With no-onward chain and a swift purchase process available, contact us to arrange a viewing.



#### INFORMATION

of brick over timber frame cavity construction under a tiled roof with brick elevations, the property has been completed with a focus on energy efficiency throughout from the Photovoltaic solar array on the roof, centralized mechanical extract ventilation system, gas boiler, enhanced double glazing and waste water heat recovery system. The property also enjoys a block paved driveway, mains water, gas, electric and high speed broadband. Furthermore the development features an abundance of green spaces, parks and close links to walks throughout the area.



## EAST BERGHOLT

East Bergholt has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with great reputations.



East Bergholt also offers ideal transport links, being only a few minutes' drive to the A12, which connects to the M25 towards London and the A14 to the north. Stansted Airport is easily accessible, being approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour to London Liverpool Street.

There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food, from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back-a lovely spot for a coffee. Further up the road, you will find the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of classic ales.

## DIRECTIONS

Entering the village from the A12, continue along the B1070 passing Constable Gardens on the left hand side. Take the second left turn onto Gullifer Way and follow the road round to the right. Take the first left onto the gated cul-de-sac where the property can be found at the end of the private road with ample off road private parking.

## ACCOMMODATION

over two floors, on the ground floor:

## ENTRANCE HALLWAY

Accessed via a part glazed front door into a large, light, welcoming space with doors into all ground floor rooms and the central staircase to the first floor.





### KITCHEN/ BREAKFAST/ FAMILY ROOM

23'00 X 22'10 An exceptional, flexible space with large windows and doors into the rear garden creating an abundance of light. The Kitchen benefits from a range of wall and base units with ample worktop space, integrated fridge/ freezer, wall mounted oven and microwave oven, dishwasher, inset sink unit, induction hob with extractor above and wine cooler. Door into the:

### UTILITY

7'06 X 6'01 Door to the rear garden, a range of wall and base units, space for a washing machine/ tumble dryer, built in sink unit, boiler cupboard.

### DINING ROOM

14'09 X 14'03 Bay window to the front, a flexible room with ample room for a large table with chairs. The room is also carpeted enhancing the flexibility of the room as another office space or play room.

### SITTING ROOM

19'06 X 15'10 Large window and doors into the rear garden, a large, flexible and light room.

### STUDY

13'05 X 12'03 Bay window to the front

### WC

8'00 X 3'03 Window to the front, WC, hand wash basin

### ON THE FIRST FLOOR:

### LANDING

Windows to the front, doors into all five bedrooms and bathroom, airing cupboard, two storage cupboards, large space next to the window for a unit or chairs

### BEDROOM ONE

14'09 X 11'05 Window to the front and side letting in an abundance of natural light, open plan into the:

### DRESSING ROOM

8'00 X 5'06 Full height built in wardrobes with hanging rails, a great space for storage, door into the:

### EN-SUITE

10'02 X 6'08 Window to the side, tiled to chest height, bath, WC, hand wash basin, shower cubicle with glass sliding door and tiled to the ceiling.





## BEDROOM TWO

14'09 X 12'7 Windows to the rear, door into the:

## SHARED EN-SUITE

9'09 X 7'10 A 'Jack and Jill' style En-Suite between the second and third bedrooms, large heated towel rail, large shower cubicle with sliding glass door, WC, hand wash basin.

## BEDROOM THREE

14'11 X 12'06 Window to the front, door into the shared En-Suite.

## BEDROOM FOUR

12'06 X 11'10 Window to the rear overlooking the garden

## BEDROOM FIVE

11'11 X 9'10 Window to the rear overlooking the garden

## GARDEN

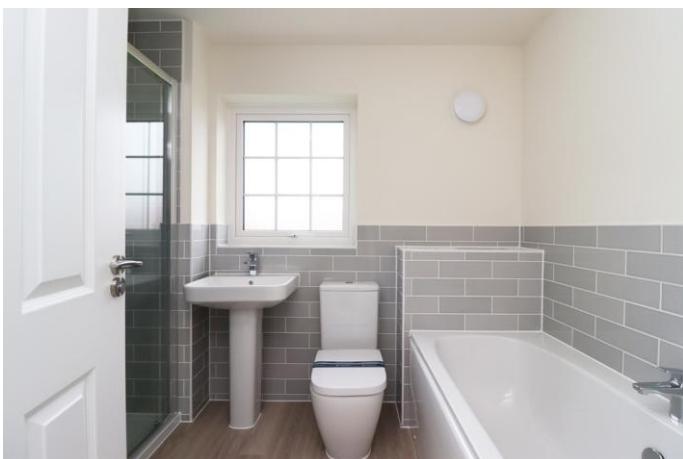
to the rear, the boundary is marked with six foot fencing to all sides with raised trellis fencing to the far boundary with planted trees to help feel private and secluded. Being mainly laid to lawn with a small area of patio around the whole property leading out from both double doors in the sitting room and kitchen to the personal door to the garage. The garden is a great size for entertaining, games and sitting in the evening sun with a glass of wine!

To the front, the property is accessed via a private gated road serving only three properties, Plot 144 being the last. Block paved driveway allows a vast area for parking and turning, a large area of lawn separates the parking area from the property, well equipped flower beds run around the base of the property with a range of flowers and shrubs.

## DOUBLE GARAGE

Accessed via a personal door in the rear garden or by two single up and over doors to the front, space for two cars, electric vehicle charging point on the front of the garage.

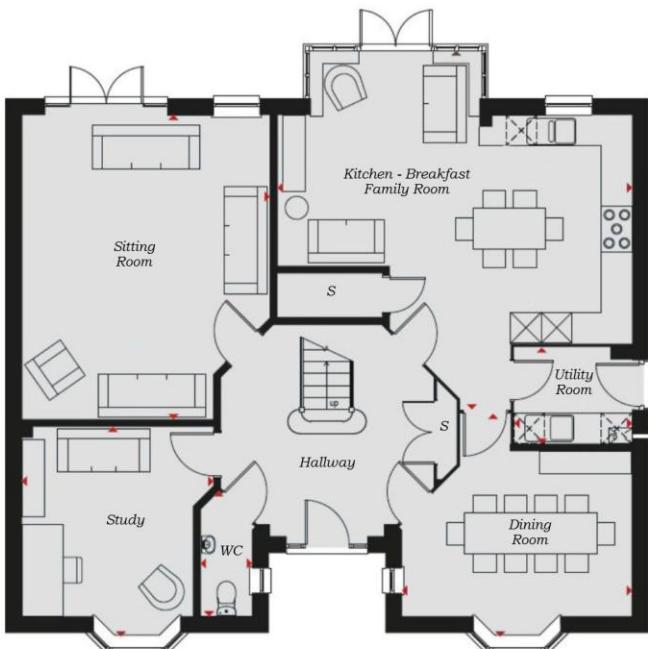




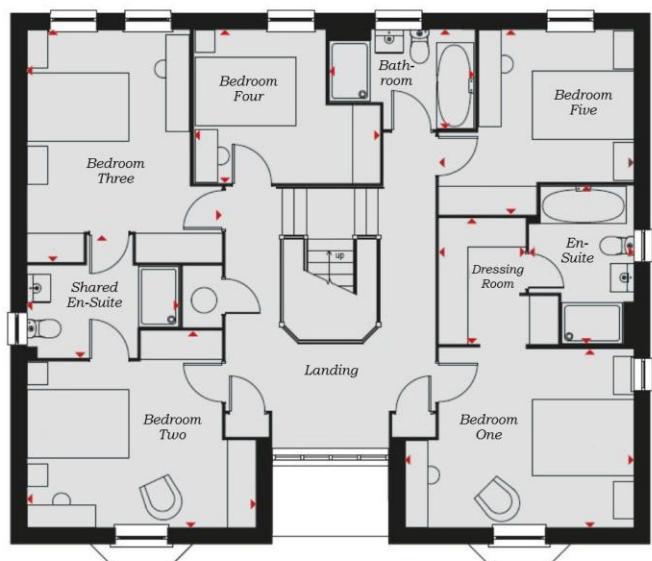


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Ground Floor



First Floor