



Fiddlers Lane, East Bergholt
£385,000

Property Overview

A well-presented three-bedroom detached home, ideally situated within the ever-popular village of East Bergholt. The property offers well-balanced accommodation arranged over two floors, making it an ideal choice for a range of buyers, including families, couples and those looking to enjoy village life.

The ground floor accommodation begins with a welcoming entrance hallway, providing access to the principal rooms and featuring a useful cloakroom/WC. The spacious living room is a comfortable and inviting space, with a feature fireplace creating an attractive focal point, while doors open directly onto the enclosed rear garden, allowing the garden to become an extension of the living space during the warmer months.

The kitchen/dining room provides a sociable and practical area for both everyday family life and entertaining, with space for a dining table and chairs. A separate utility room provides useful additional storage and workspace and adds to the practicality of the ground floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, providing a degree of privacy and convenience, while the remaining two bedrooms are served by a family bathroom.

Outside, the property benefits from an enclosed rear garden, offering a private space for outdoor dining, entertaining or simply relaxing. To the rear, there is also off-road parking for two cars, providing convenient parking away from the road.





- THREE BEDROOM DETACHED HOME
- KITCHEN DINING ROOM
- LIVING ROOM WITH DOORS TO THE REAR GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING
- UTILITY ROOM
- VIEWING ADVISED

Property Setting:
East Bergholt is set in the sought-after Dedham Vale. The village is much admired and well known for its connections with John Constable, the renowned painter, it is well catered for with good local facilities including a general store, post office, bakery, chemist, church, schools and several public houses.

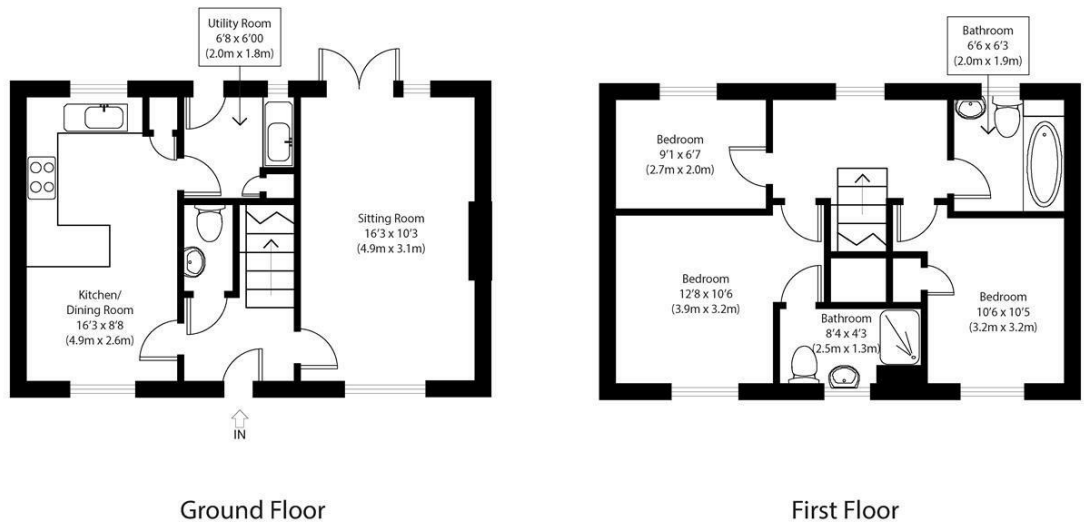
East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks. The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping and educational facilities and the commuter can take advantage of mainline train services to London's Liverpool Street Station from both Manningtree and Colchester.

There are excellent recreational facilities in the area including sailing on the Orwell, Deben, Colne and Stour, golf courses at Stoke by Nayland, Colchester and Woodbridge.

Agents notes:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains Gas, Electric, Water & Drainage
Heating - Via Gas Boiler
Telephone Coverage - EE - 85% / Three - 82% / o2 - 75% / Vodafone - 74%
Broadband - Ultrafast broadband is available



Floor Plan



Approximate Gross Internal Area
880 sq ft (82 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.photostaging.co.uk

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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Area Map



Energy Efficiency Graph

