



**Grier & Partners**

LAND AND ESTATE AGENTS

13 CHAPLIN ROAD, EAST BERGHOLT  
COLCHESTER, SUFFOLK, CO7 6SR  
ASKING PRICE OF £580,000





#### INTRODUCTION

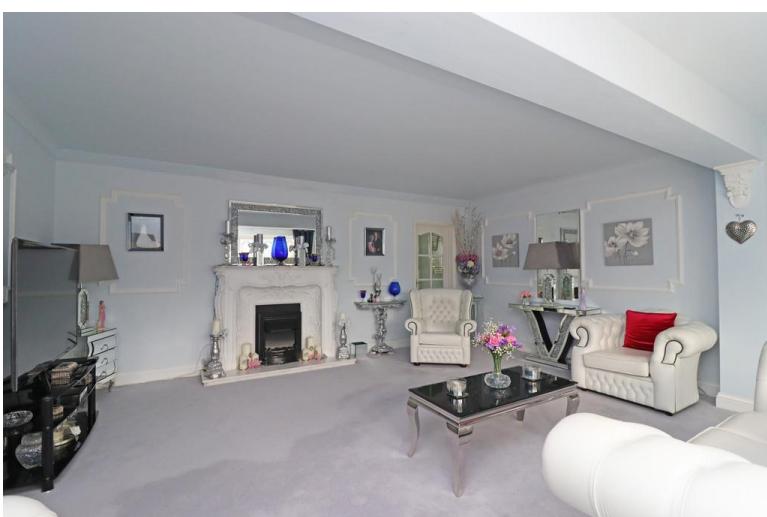
An opportunity to acquire a particularly well maintained and extended detached family home, enjoying extensive ground floor accommodation. This includes four reception rooms, kitchen, conservatory. Situated in an established popular road in the village with easy and safe walking to all village facilities.

#### INFORMATION

Built in the late 1960's of brick block construction under a tiled roof with brick elevations. All windows have been replaced with UPVC double glazing . Heating is via gas fired boiler to radiators throughout. Ample off road parking and two generous garages.

#### SERVICES

Mains Gas, water, electric and drainage are connected to the property. Local Babergh District Council contact 0300 123 4000. Ultrafast broadband available via Openreach, County Broadband, Trooli and Gigaclear ([www.ofcom.org.uk](http://www.ofcom.org.uk)). 5G mobile phone coverage via EE, O2, Vodafone and Three ([www.ofcom.org.uk](http://www.ofcom.org.uk)). Check the flood risk in this area via - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). Council Tax Band – E. Energy Performance Rating – tbc.





#### DIRECTIONS

entering the village from the A12 B1070 turn third right into Gaston Street, first left into Chaplin Road where No 13 can be found on the left and side.



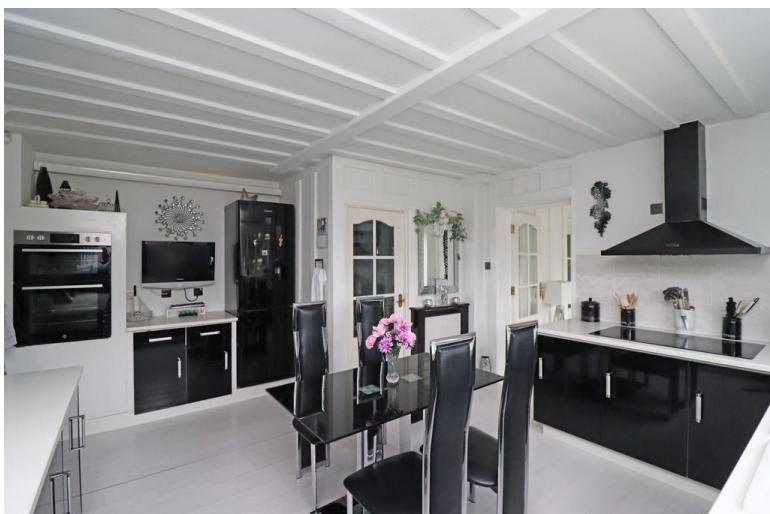
#### EAST BERGHOLT

has the benefit of a good range of local facilities including a general store and post office, baker, chemist, GP surgery and medical centre. Parish, Congregational Churches and many local associations. The village provides educational facilities from pre-school age to GCSE, sixth form colleges in Colchester and Ipswich. There are several independent schools in both nearby towns and throughout the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. There is a mainline railway station in Manningtree, 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.



#### SERVICES

All main services are connected to the property. Council tax band E.



#### ACCOMMODATION

extensive over two floors with an abundance of space and flexibility throughout, on the ground floor:

#### ENTRANCE

via secure UPVC door from the generous front driveway into the:

#### HALL

28'9 x 5'9 with a window to the side, stairs to the first floor and doors to the sitting room, kitchen and:

#### CLOAKROOM

8'0 x 3'11 mirrored wall to the side, w/c to the front, pedestal wash basin to the side and radiator to the rear.

#### SITTING ROOM

18'5 x 18'1 wide bay window to the front (South) filling the room with light, a large and adaptable room with a focal ornate fireplace, panel glazed door through to the:

#### DINING ROOM

16'2 x 9'9 window to the rear (North) overlooking the garden, open plan through an archway into the:



### STUDY

16'9 x 8'1 with a vaulted ceiling, mirror fronted wardrobes to the front and panel walls this useful study could easily be separated from the dining room to form a more private space. Glad sliding doors to the rear into the:

### CONSERVATORY

10'9 x 9'5 built over a brick dwarf wall with glazing to two sides (single glazing with secondary glazing internally) overlooking the garden, radiator to the side and half glazed door out into the rear garden.

### KITCHEN-BREAKFAST ROOM

15'9 x 13'9 window to the rear taking in views across the garden, this well appointed kitchen has a range of gloss fronted base units to four sides under a light granite worktop with twin inset sinks and a five ring SMEG induction hob with Rangemaster extractor hood over. Ample cupboard storage space and provision for the built in dishwasher and fridge. Built in eye level oven to the rear of the room and further space for a full height fridge freezer. Doorway through with panel glazing into the:

### SUN ROOM

11'1 x 8'1 window to the side, glazed double doors to the garden opening onto the terrace, further door into the:



### UTILITY HALL

8'4 x 4'1 space and plumbing to the side for stacked washing machine and tumble dryer, storage shelves and wall hung gas fired Vaillant boiler, door through into the:

### GARAGE

20'0 x 8'05 this useful space is insulated and has a radiator, used to store a treasured vehicle, with an electric up and over door from the front driveway. The vaulted ceiling, lighting and power ensure that this useful space is ideal for a variety of purposes.

### FIRST FLOOR

open tread stairs ascend from the hallway up onto the:



### LANDING

14'1 x 6'4 window to the side, spacious with doors to all rooms, loft hatch and airing cupboard contains the hot water cylinder and ample racking. Door to the w/c with window to the front.

### BEDROOM ONE

19'7 x 12'00 dual aspect with windows to the front and rear of this light and spacious principal bedroom with built in wardrobes to the rear and built in drawers to the front and side.





#### **BEDROOM TWO**

18'4 x 9'9 (incl en-suite) window to the rear, storage drawers built in under work surface and wardrobe to the rear, archway through into the:

#### **EN-SUITE**

window to the rear, w/c, vanity unit to the side with wash basin inset to the surface above, panel bath with central mixer tap.

#### **BEDROOM THREE**

12'0 x 11'8 dual aspect windows to the rear and side, built in wardrobes and drawers.

#### **BEDROOM FOUR**

10'4 x 9'4 window to the front, over stairs wardrobe to the side and built in wardrobes to the rear. Currently used as a dressing/sewing room this space is amply big enough for a large single bed or nursery room.

#### **OUTSIDE**

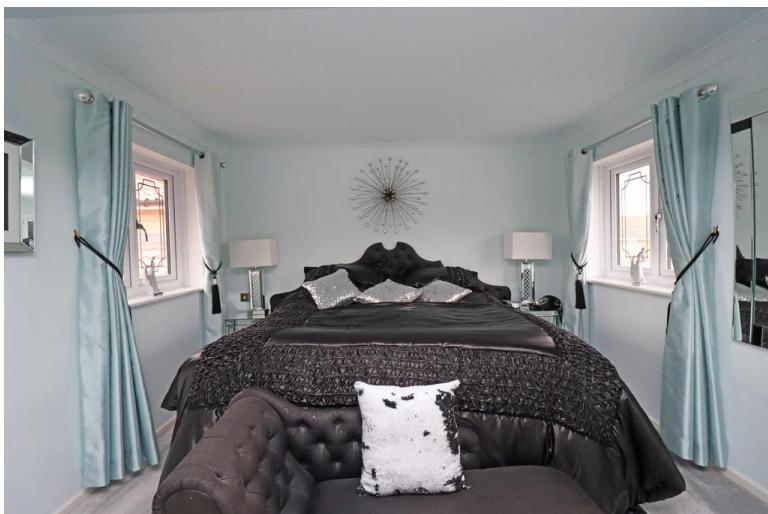
To the rear of the property, being mainly laid to lawn with a large patio area with ample space for outdoors furniture. The beautifully laid out rear garden benefits from an array of flowerbeds and shrubs surrounding the boundary fencing helping the garden to be full of colour. A pond and pretty water feature can also be found in the garden on a separate patio to the rear of the plot, providing more space for outdoor furniture in this sun trap area as well as a highly convenient:

#### **SUMMERHOUSE**

11'5 x 8'1 timber frame structure with windows to the front and a pair of double doors, that open out onto an expanse of flagstone terrace. Power connected.

#### **TO THE FRONT**

a tiled driveway provides off-road parking for several cars in front of the property, a flower bed separates to the driveway from the footpath at the front with a second flowerbed next to the property. a small area of grass can be found in the middle of the driveway with a feature flower pot in the centre.

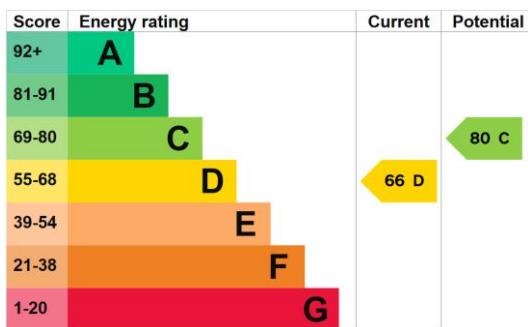
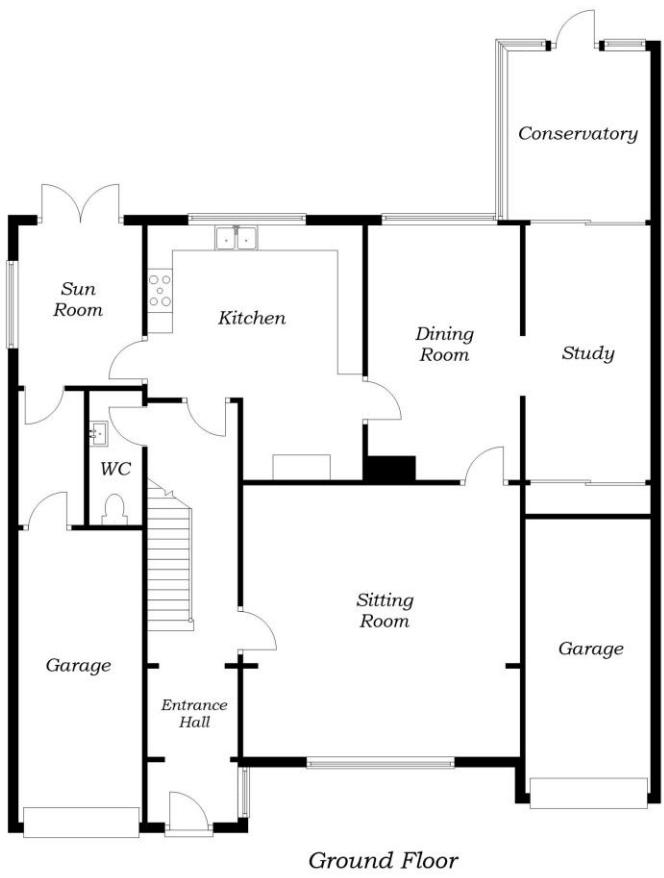






# Grier & Partners

LAND AND ESTATE AGENTS



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