



Bergholt Road, Colchester

A spacious detached family home offering well-balanced accommodation across two floors, positioned in a popular north Colchester location. With four bedrooms, generous reception space, a large kitchen/dining room, detached garage and established gardens, the property presents an excellent opportunity for buyers looking to update and create a long-term family home.

Offers in excess of £450,000

Bergholt Road

Colchester, CO4



- Detached four-bedroom family home extending to approximately 120.7 sq. m (1,299 sq. ft.)
- Utility room and ground floor shower room offering excellent practicality
- Potential to modernise and personalise
- Spacious dual-aspect sitting room with attractive bay window
- Four first-floor bedrooms including a generous principal bedroom
- Convenient north Colchester location with easy access to the city centre, A12 and mainline station (less than 5 minute walk)
- Open-plan kitchen/dining room with feature brick fireplace and French doors to the garden
- Enclosed rear garden, detached garage and ample private driveway parking

The Property

The welcoming entrance hall leads through to a bright and spacious sitting room, featuring a bay window to the front and dual-aspect windows that fill the room with natural light. To the rear, the impressive open-plan kitchen/dining room provides an excellent family and entertaining space, complete with a beautiful brick fireplace with open fire, fitted kitchen and French doors opening onto the garden.

A useful utility room with external access sits alongside a ground floor shower room, creating practical everyday living.

Upstairs, the first floor offers four bedrooms, including a particularly generous principal bedroom. Three further bedrooms provide flexible accommodation for children, guests or home working, all served by a family bathroom.

The Outside

The property enjoys an established rear garden, mainly laid to lawn with mature planting and patio areas, offering plenty of space for outdoor dining and family enjoyment. To the rear is a detached garage with additional driveway parking, while the front garden provides attractive kerb appeal with mature shrubs and a covered entrance porch.

The Area

Bergholt Road is situated within the sought-after Mile End area of north Colchester, offering excellent access to a wide range of amenities including supermarkets, schools, healthcare facilities and leisure amenities. Colchester North Station (within less than 5 minutes walk from the property) provides direct rail services to London Liverpool Street, while the A12 is easily accessible for commuting. The city centre, with its extensive shopping, restaurants and historic attractions, is also within easy reach.

Further Information

Tenure - Freehold

Council Tax - Colchester Band C

Construction - Brick

Mains Sewerage, Electricity, Gas and Water

Sellers position - needs to secure onward purchase

Mobile Coverage

EE Good outdoor and in-home

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

O2 Good outdoor

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

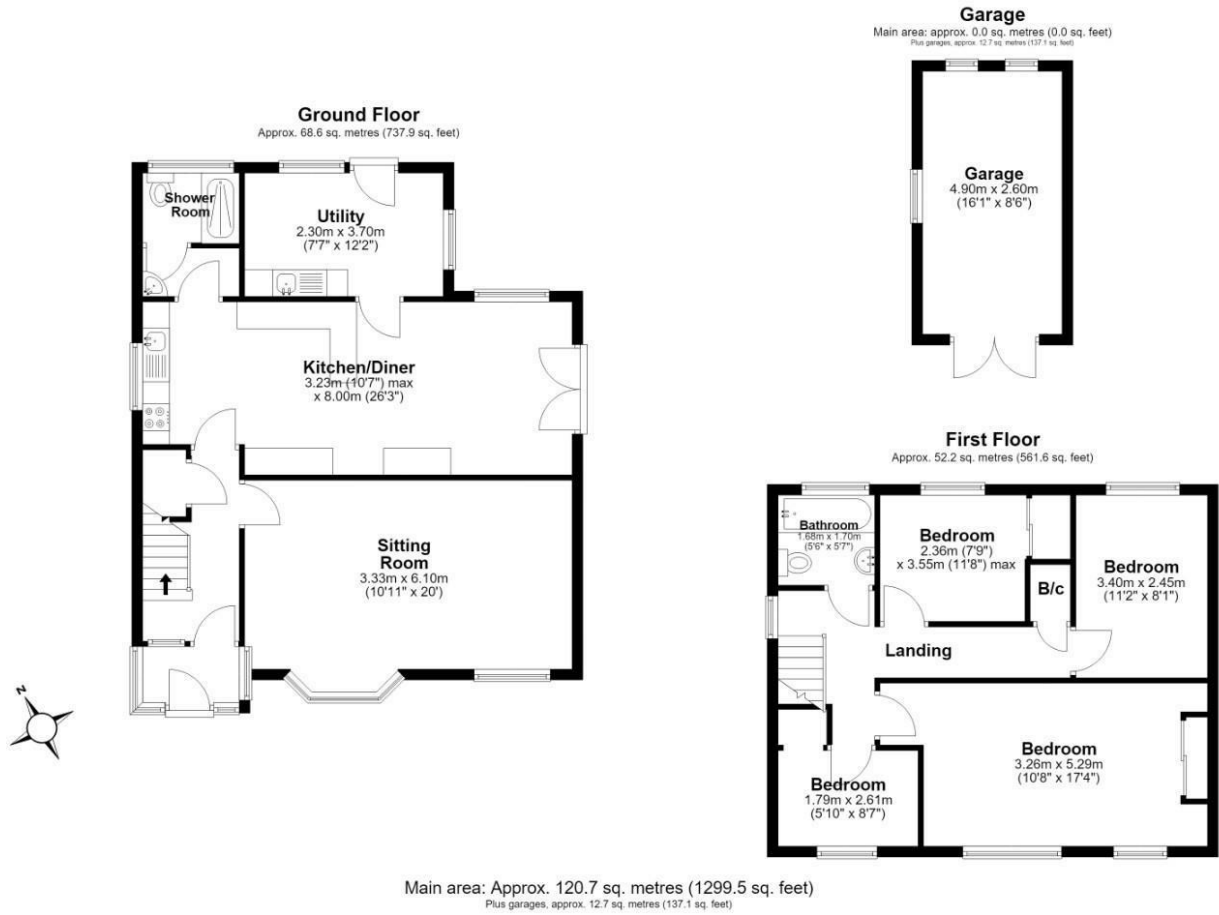
3 Good outdoor and in-home

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Vodafone Good outdoor



Floor Plan



All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements. Plan produced using PlanUp.

Bergholt Road, Colchester

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Not energy efficient - higher running costs</p>	77	<p>Not environmentally friendly - higher CO₂ emissions</p>	A
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	