



Collingwood Fields, Colchester
Guide Price £525,000

Colchester

Nestled at the peaceful end of a desirable cul-de-sac in the sought-after village of East Bergholt, this impressive four-bedroom detached family home offers an exceptional opportunity for those seeking comfort, space and village living. Perfectly positioned, the property enjoys a private plot with ample parking and a double garage, complete with a converted loft space providing a versatile office or creative studio.

Stepping inside, you are greeted by a welcoming entrance hallway with a convenient downstairs WC. The heart of the home is a spacious living room featuring a charming log burner and sliding doors that open directly onto the enclosed rear garden. A formal dining room offers an elegant setting for entertaining, while the well-appointed kitchen is complemented by a separate utility room for added practicality.

Upstairs, all four bedrooms benefit from built-in storage, ensuring space for every member of the family. The principal bedroom boasts its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Outside, the private rear garden provides a safe and tranquil haven. To the front, a driveway ensures safe, off-road parking. The detached double garage, with its converted roof space, presents a rare find, ideal for those seeking a dedicated home office or hobbies room.

This delightful home blends village charm with modern family living, making it a must-see for families and those wishing to settle in East Bergholt.

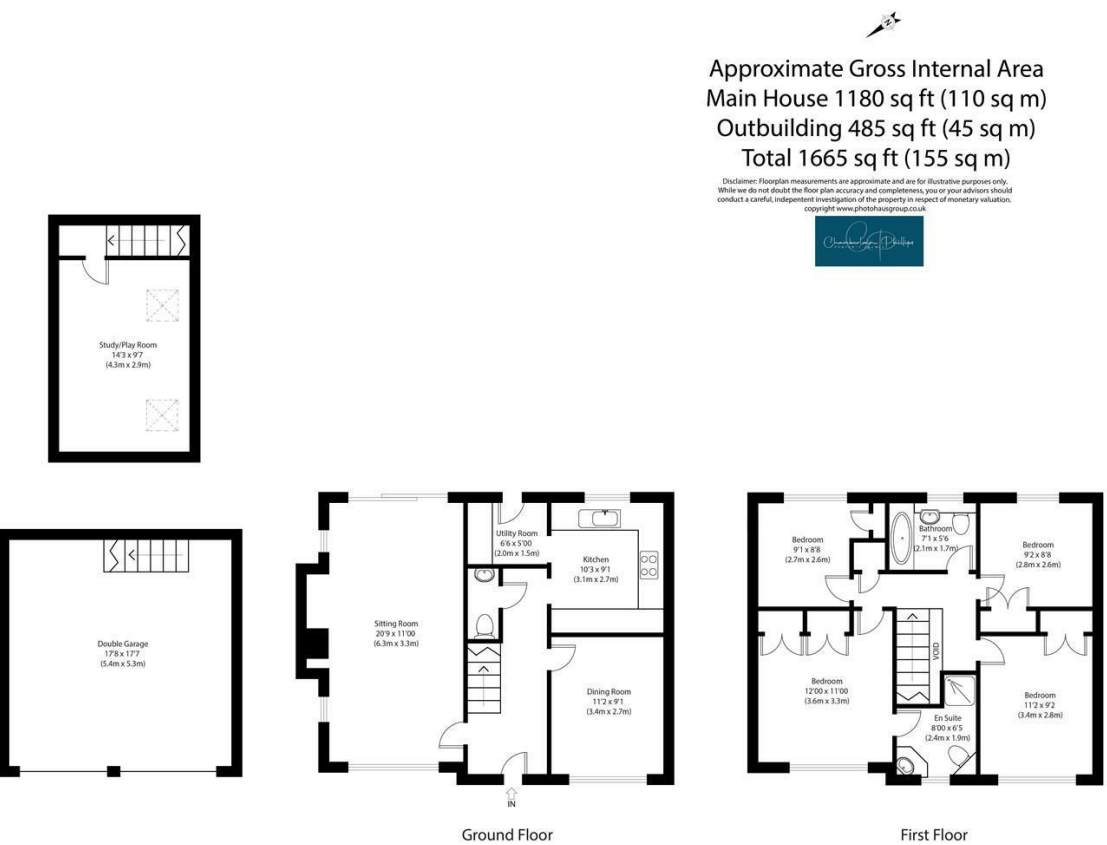




- FOUR BEDROOM DETACHED HOME
- DETACHED DOUBLE GARAGE
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFFICE ABOVE DOUBLE GARAGE
- GUIDE PRICE £525,000 - £550,000
- SITUATED IN THE SOUGHT AFTER VILLAGE OF EAST BERGHOLT



Floor Plan



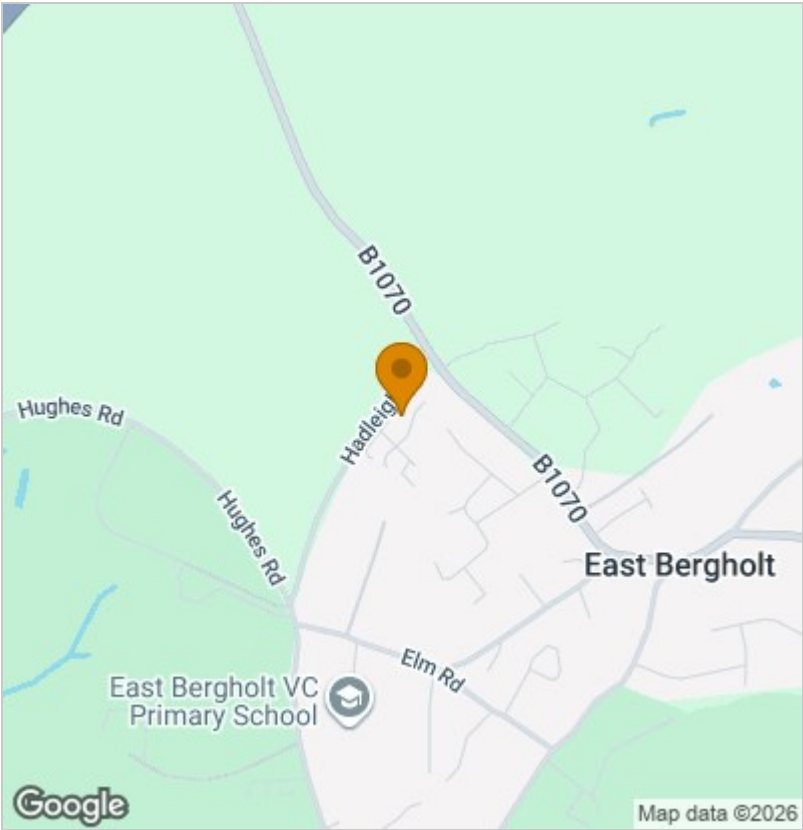
Viewing

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.

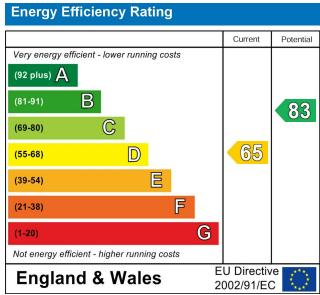
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Area Map



Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold