



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

116 CONSTABLE GARDENS, EAST BERGHOLT,  
COLCHESTER, SUFFOLK, CO7 6RF  
ASKING PRICE OF £750,000







#### INTRODUCTION

Now completed and available to view today, this substantial five bedroom 1,972 square foot property benefits from an abundance of living accommodation along with five large bedrooms on the first floor. The home is finished to a high specification, featuring a light-filled and welcoming entrance hall, carefully planned living spaces, five spacious bedrooms including two with en-suites, a contemporary family bathroom, and a generous, private rear garden. With energy-efficient features and high-quality finishes throughout, this is a superb opportunity to secure a brand-new home in one of Suffolk's most desirable locations.

#### INFORMATION

Of brick over timber frame cavity construction under a tiled roof with brick elevations, the property has been completed with a strong focus on energy efficiency throughout. Features include a photovoltaic solar array on the roof, a centralised mechanical extract ventilation system, gas boiler, enhanced double glazing, and a wastewater heat recovery system. The property also enjoys a block-paved driveway, mains water, gas, electricity, and high-speed broadband. Furthermore, the development features an abundance of green spaces, parks, and close links to walks throughout the area. Mains water, electric and drainage are connected to the property. Contact Babergh Council on 0300 123 4000.





## EAST BERGHOLT

East Bergholt benefits from a good range of local facilities, including a newly opened large Co-op with 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 through 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 excellent reputations.

East Bergholt also offers ideal transport links, being only a few minutes' drive from the A12, which connects to the M25 towards London and the A14 to the north. Stansted Airport is easily accessible, at 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 nearby Manningtree, offering 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 through 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 are the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs offering excellent food and a fine selection of classic ales.

## DIRECTIONS

From the A12 heading south, take the East Bergholt junction and turn left onto the B1070 towards the village. Constable Gardens can be found on the left-hand side as you enter the village. Take the second entrance into the site, then turn right and follow the road around to the left. Plot 116 can be found on the right-hand side with off-road parking.







## **ACCOMMODATION over two floors, on the first floor:**

### **ENTRANCE HALL**

entrance via secure front door to the front into a large, light, and welcoming space with doors leading to all ground-floor rooms and staircase to the first floor.

### **WC**

6' 03" x 37' 10" (1.91m x 11.53m) window to the front, WC, hand wash basin, radiator

### **STUDY**

7' 11" x 11' 08" (2.41m x 3.56m) window to the front, radiator

### **SITTING ROOM**

11' 08" x 17' 04" (3.56m x 5.28m) double doors into the rear garden, a large and light room with flexible space for furniture, radiator

### **DINING ROOM**

12' 07" x 11' 01" (3.84m x 3.38m) bay window to the front, radiator, ample space for a large table and chairs

### **KITCHEN/ BREAKFAST/ FAMILY ROOM**

24' 04" x 22' 07" (7.42m x 6.88m) large windows and double doors into the rear garden. An exceptional and flexible space with large windows and doors opening into the rear garden, creating an abundance of natural light. The kitchen benefits from a range of wall and base units with ample worktop space including the island, integrated fridge/freezer, wall-mounted oven and microwave, dishwasher, inset sink unit, gas hob with extractor above, wine cooler, radiator

### **UTILITY ROOM**

7' 08" x 5' 06" (2.34m x 1.68m) accessed from the kitchen and the dining room, side door into the rear garden, a range of wall and base units, space for a washing machine and tumble dryer, built-in sink unit, boiler cupboard, radiator

## **ON THE FIRST FLOOR:**

### **LANDING**

doors to all five bedrooms and the family bathroom, airing cupboard, radiator

### **BEDROOM ONE**

13' 04" x 14' 10" (4.06m x 4.52m) window to the front and side, radiator, space for a large bed and side tables, door into the:

### **EN-SUITE**

6' 08" x 8' 03" (2.03m x 2.51m) Window to the side. Tiled to chest height and comprising a bath, WC, hand wash basin, and shower cubicle with sliding glass door, tiled to ceiling height, heated towel rail



#### **BEDROOM TWO**

11' 01" x 13' 05" (3.38m x 4.09m) window to the rear, radiator, space for a large bed and side tables, door into the:

#### **EN-SUITE**

4' 11" x 7' 06" (1.5m x 2.29m) window to the rear, radiator, large shower cubicle with sliding glass door, WC, hand wash basin, heated towel rail

#### **BEDROOM THREE**

11' 10" x 11' 01" (3.61m x 3.38m) window to the front overlooking the garden, radiator

#### **BEDROOM FOUR**

10' 10" x 11' 06" (3.3m x 3.51m) window to the rear, radiator

#### **BEDROOM FIVE**

9' 04" x 8' 07" (2.84m x 2.62m) window to the front, radiator

#### **FAMILY BATHROOM**

7' 05" x 7' 06" (2.26m x 2.29m) Window to the rear, tiled to chest height and comprising a bath, large heated towel rail, WC, hand wash basin, and shower cubicle with sliding glass door, tiled to ceiling height.

#### **GARDEN**

To the rear, the garden is enclosed by six-foot fencing on all three sides and is mainly laid to lawn, with a small patio area running across the width of the property. Taking in a south easterly aspect, the garden is an excellent size for entertaining, games, and enjoying the evening sun with a glass of wine.

To the front, the property is accessed via block-paved driveway providing parking for a number of cars. An area of lawn separates the road from the front of the property, with well-planted flower beds featuring a range of shrubs and flowers. A block pathed path leads from the footpath at the front to the front door, joining to the path from the driveway.

#### **DOUBLE GARAGE**

Accessed via a personal door from the rear garden or by two single up-and-over doors to the front. Provides space for two vehicles, with an electric vehicle charging point located on the front of the garage.



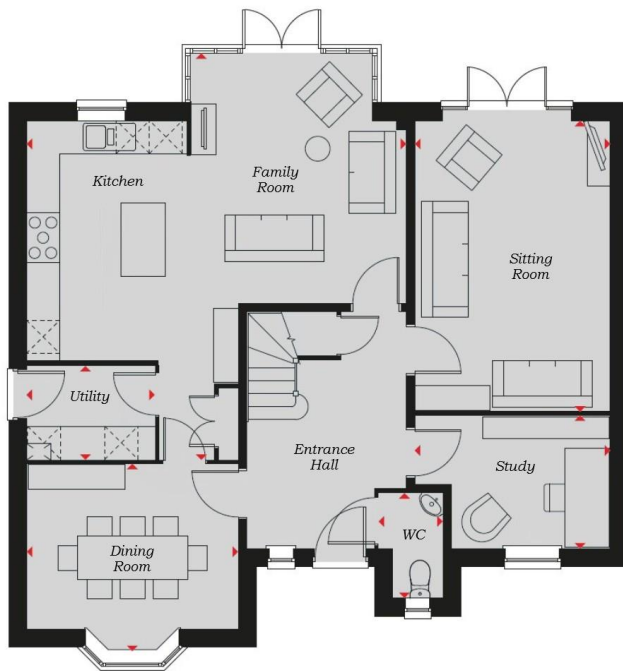




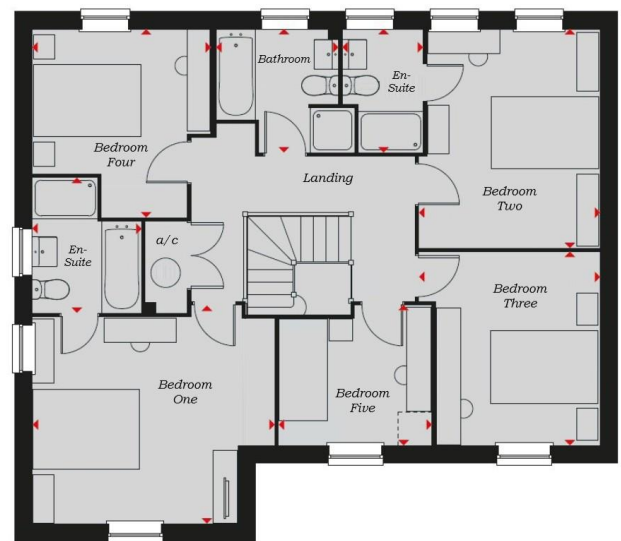


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*Ground Floor*



*First Floor*