



NP NICHOLAS
PERCIVAL

For Sale. 3 Cedar Court

Lexden Road, West Bergholt, Colchester, Essex CO6 3BT

Incorporating **BS** BIRCHALL
STEEL



3 Cedar Court, Lexden Road, West Bergholt

Offered with no onward chain and situated at the end of a private road serving just two other properties, is this spacious three-bedroom detached bungalow, with two ensuites, family bathroom, sitting room, dining room, kitchen / breakfast room, utility room, off road parking and detached double garage.

The bungalow is located in the heart of the highly desirable village of West Bergholt and provides the new owners with the opportunity to enhance the existing dwelling to suit their own requirements and tastes.

Agents Notes

Tenure Freehold | Gas Central Heating | EPC Awaited | Council Tax Band F

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



The Property

A porch welcomes you to the property leading through to a spacious entrance hallway with both airing cupboard and storage cupboard, ideal for coats and shoes. To the front of the property are the two main bedrooms both with ensuite shower rooms comprised of shower cubicles, handbasins and wc's, the principal bedroom with bay window, whilst the third bedroom also a double.

The spacious sitting room features a gas fire with stone surround, and via double doors, leads through to the dining room and a conservatory to the rear.

The kitchen / breakfast room provides space for a small kitchen table, and features an integrated oven, hob and accompanying extractor hood. There is space for a free-standing dishwasher. Ample storage is provided by a good array of cupboards and drawers. Further storage is provided in the utility room, including useful pantry. The utility room also offers space for a washing machine and tumble dryer, as well as containing the gas boiler.

The family bathroom completes the internal accommodation comprised of a bath, handbasin set within a vanity unit and wc.

Outside

Accessed via Lexden Road, a private gravel road leads to the property. To the front there is off road parking upon the driveway as well as a detached double garage with electronic up and over door. To the rear of the garage there is a useful workshop / storage room.

The enclosed rear garden enjoys a southerly facing aspect, with a patio adjacent to the conservatory.

The garden is mainly laid to lawn with maturely planted borders.

Living in West Bergholt

West Bergholt is a very popular village to the west of Colchester. The village offers a good range of local services including a village store, post office, Doctors' surgery, popular public house and a primary school.

West Bergholt is ideally placed to enjoy the rolling countryside of North Essex and South Suffolk, whilst being exceptionally well connected, with easy access to the mainline railway station in Colchester (for connections to London Liverpool Street, Ipswich, and Norwich) and the A12.

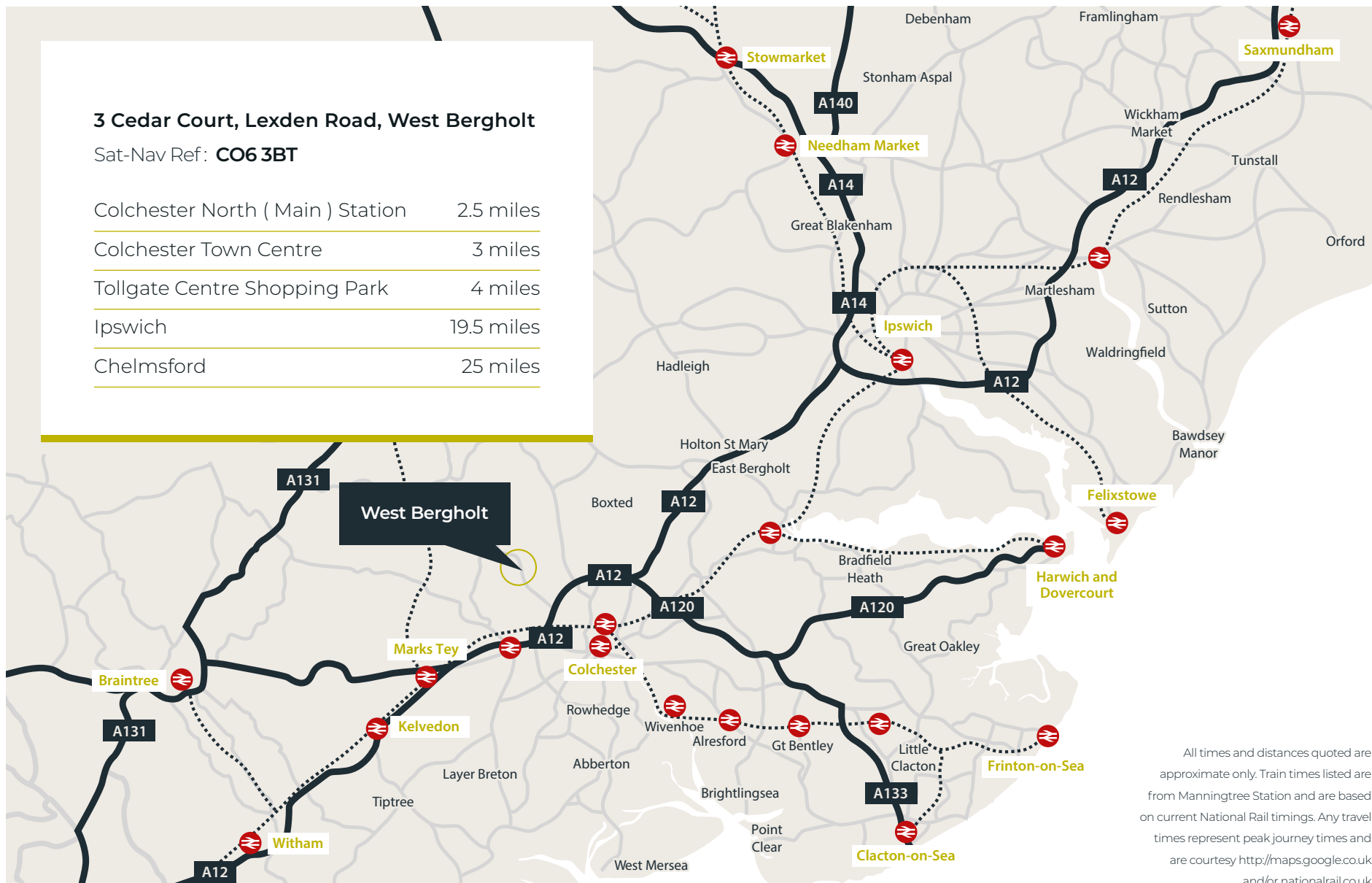
The city of Colchester offers all the leisure, recreational and shopping facilities expected of a major regional centre, as well as some excellent secondary schooling options.

The surrounding countryside and nearby villages offer an abundance of scenic walks, pubs and cultural attractions, making it a wonderful place to live and explore.

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Sat-Nav Ref: **CO6 3BT**

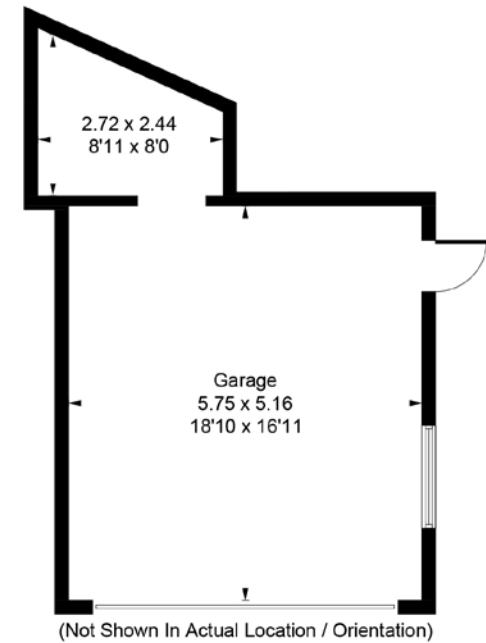
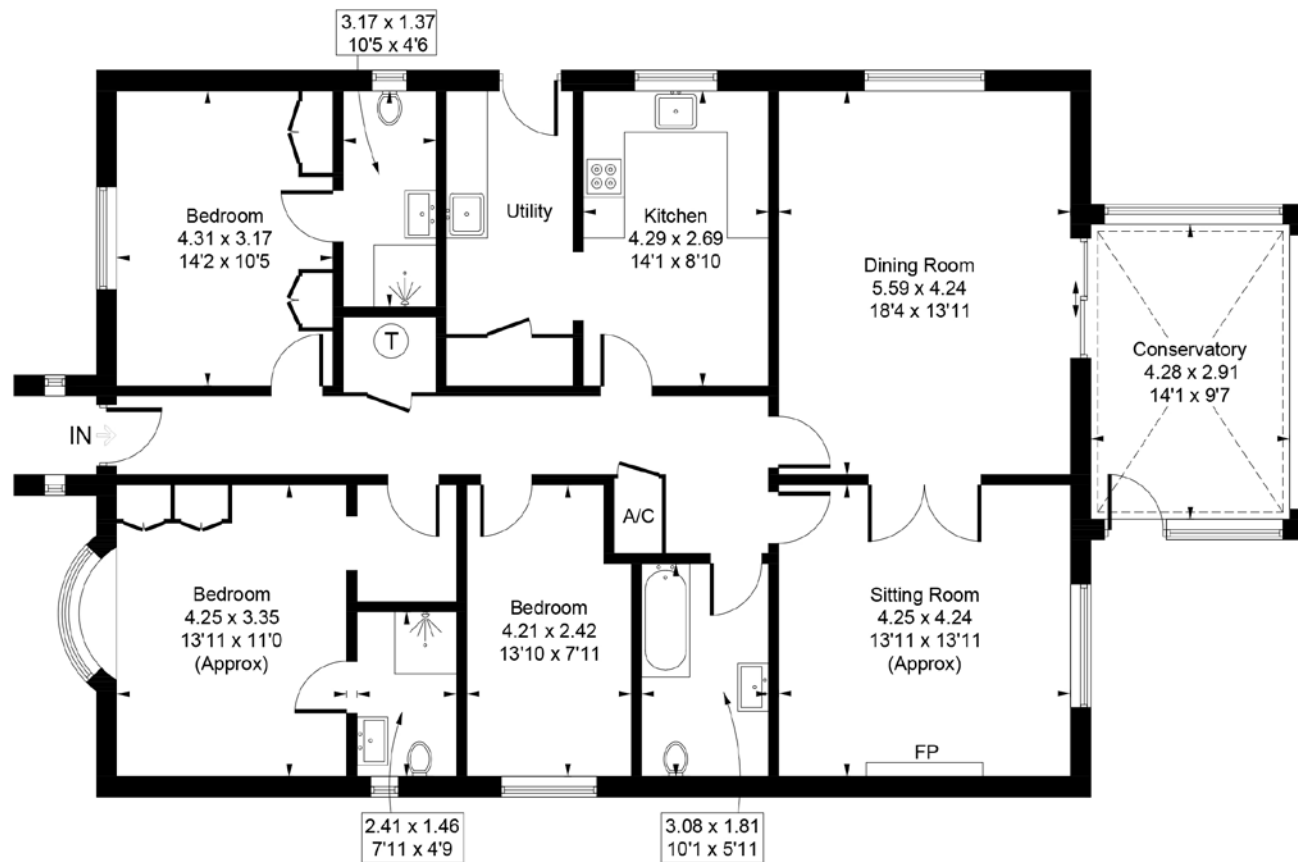
Colchester North (Main) Station	2.5 miles
Colchester Town Centre	3 miles
Tollgate Centre Shopping Park	4 miles
Ipswich	19.5 miles
Chelmsford	25 miles



All times and distances quoted are approximate only. Train times listed are from Manningtree Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







Approximate Gross Internal Area = 1649 sq ft / 153.2 sq m
 Outbuilding = 376 sq ft / 34.9 sq m
 Total = 2025 sq ft / 188.1 sq m



Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.