



Richardsons Road, East Bergholt

## Property Overview:

Set within a requested residential position in one of the area's most highly sought-after villages, and enjoying attractive views across open fields, this detached family home offers a superb balance of space, practicality and lifestyle appeal, perfectly suited to modern family living.

The property immediately conveys a sense of comfort and versatility, with well-planned accommodation arranged to meet the needs of everyday life as well as entertaining. A spacious entrance porch leads through to the entrance hall, creating a welcoming first impression, while the ground floor further benefits from a cloakroom, a refitted kitchen with separate utility area, a generous sitting room, and a dining room with bi-folding doors opening directly onto the garden, allowing the inside and outside to connect beautifully during the warmer months.

Upstairs, the home offers four well-proportioned bedrooms, including a principal bedroom served by an en-suite and walk-in wardrobe, together with a family bathroom. The overall layout providing an excellent blend of family functionality.

Outside, the south-facing rear garden has been thoughtfully landscaped to create an enjoyable and attractive setting, predominantly laid to lawn with a patio area divided by railway sleepers, offering ideal spaces for outdoor dining, relaxation and family enjoyment. To the front, a driveway provides parking for several vehicles, while the tandem-length garage incorporates a useful storage room with excellent potential to serve as a home office, studio or hobby room, subject to individual requirements.

Further enhancing the appeal, the property previously benefited from planning permission granted in 2020 to extend, offering exciting scope for future enlargement should a purchaser wish to further evolve the home.





### Property Setting:

*Situated within one of Suffolk's most desirable villages, East Bergholt offers an exceptional blend of period charm, countryside beauty and day-to-day convenience. Set within the Dedham Vale National Landscape, this highly regarded village is surrounded by some of the region's most celebrated scenery, with rolling countryside, river walks and the wider Stour Valley all contributing to its enduring appeal.*

*Popular with families and professionals alike, East Bergholt enjoys a strong sense of community together with a range of local amenities and a well-established village atmosphere. The setting is ideal for those seeking a more relaxed lifestyle without compromising on accessibility, with nearby Manningtree mainline station providing rail services towards London Liverpool Street, while the wider road network gives convenient access to Ipswich, Colchester and beyond.*

*The surrounding landscape is particularly well suited to an active outdoor lifestyle, with an abundance of footpaths, open countryside and nearby beauty spots to explore. Altogether, East Bergholt represents a superb opportunity to enjoy refined village living in a location that combines natural beauty, heritage and connectivity in equal measure.*

### Important Information:

- Tenure - Freehold
- Council Tax - Band E
- Services Connected - Mains Gas/Electric/Water/Drainage
- Heating - Gas boiler via radiators
- Telephone & Broadband - EE available - 02/Three/Vodafone are likely
- Broadband - Ultrafast broadband is available

## 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.

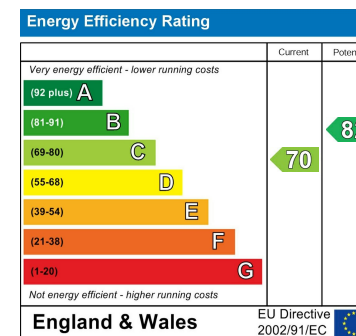
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## Area Map



## Energy Efficiency Graph



- GUIDE PRICE 550,000 - £575,000
- DETACHED FAMILY HOME
- FOUR BEDROOMS, EN-SUITE & WALK IN WARDROBE TO PRINCIPAL
- TWO RECEPTION ROOMS
- KITCHEN WITH SEPERATE UTILITY AREA
- TANDEM GARAGE WITH STORAGE ROOM
- PLANNING PERMISSION TO EXTEND GRANTED IN 2020 NOW LAPSED
- SOUTH FACING LANDSCAPED REAR GARDEN