



Collingwood Fields, Colchester
£550,000

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.





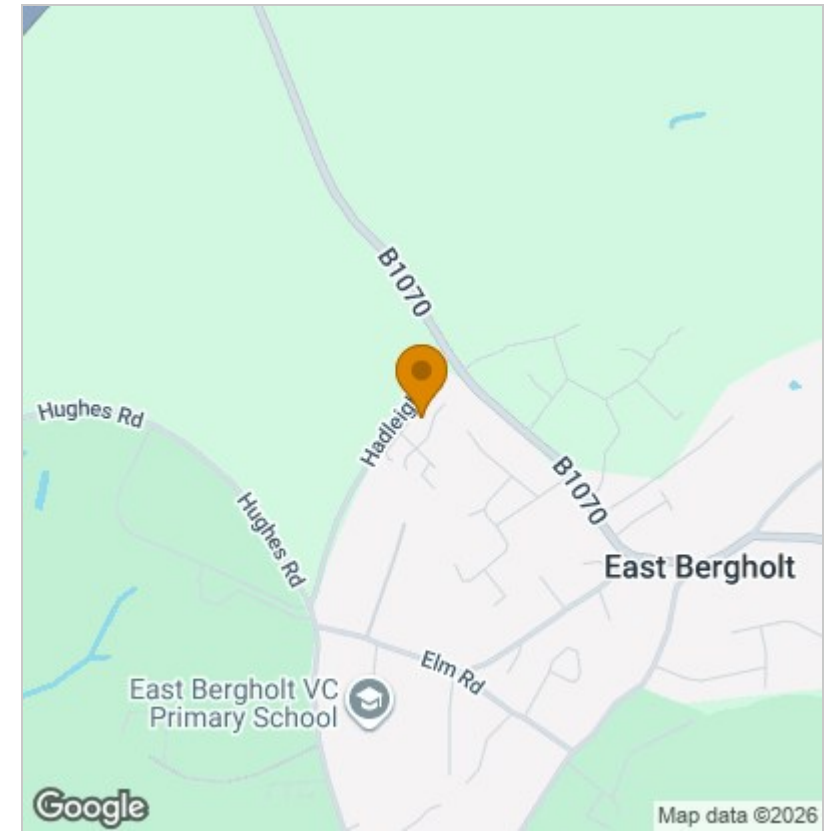
- FOUR BEDROOM DETACHED HOME
- DETACHED DOUBLE GARAGE
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFFICE ABOVE DOUBLE GARAGE
- VIEWING ADVISED
- SITUATED IN THE SOUGHT AFTER VILLAGE OF EAST BERGHOLT



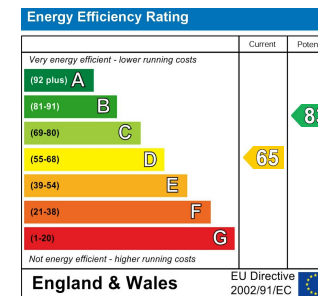
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

Tenure - Freehold

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.

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.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
 Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk