



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

1 ALDOUS CLOSE, EAST BERGHOLT  
COLCHESTER, SUFFOLK, CO7 6SQ  
ASKING PRICE OF £425,000





## INTRODUCTION

Situated in the quiet cul-de-sac of Aldous Close, East Bergholt, this well-presented three-bedroom bungalow occupies an abundance of flexible living accommodation throughout. The property benefits from an attractive south facing rear garden, three large bedrooms, a light open plan sitting/ dining room and the opportunity to modernise throughout, making it an ideal home for single-storey living in a peaceful yet convenient village location.

## INFORMATION

Built in the late 1970's of brick and block construction under a tiled roof. Heating is via a gas fired boiler to radiators throughout and hot water via cylinder in the third bedroom. Double glazed UPVC windows and doors throughout the property. Off-road parking is available in front of the garage to the side of the property. A large number of solar photovoltaic panels can be found on the south facing roof of the property.

## NOTE

The property has 'spray foam' insulation in place within the roof space between the rafters off the roof structure. We understand this is a point of particular concern



regards mortgage lending. It is our advice that perspective buyers make their own investigations into this matter.

#### SERVICES

- Mains water, electricity, gas, and drainage are connected to the property
- Heating is via a gas boiler to radiators throughout
- Local Babergh District Council contact: 0300 123 4000
- Ultrafast broadband is available via Openreach and County Broadband ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- 5G is available in the area via EE, Vodafone & O2 ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- Council Tax Band – D
- Energy Performance Rating – D

#### EAST BERGHOLT

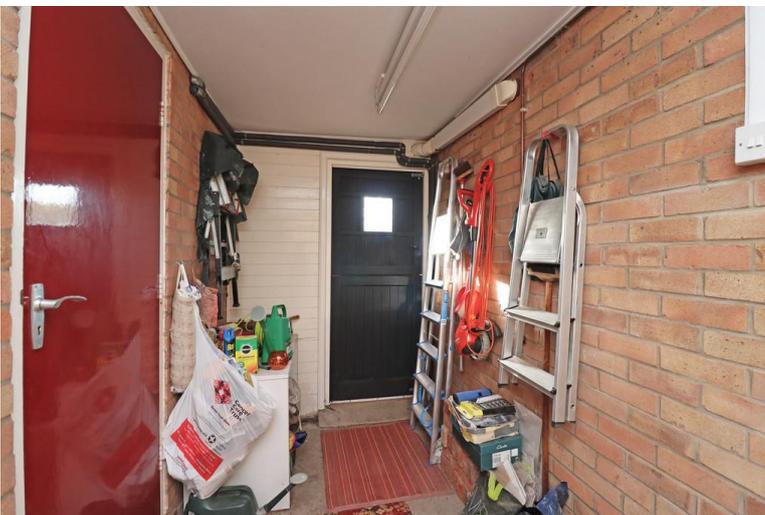
East Bergholt has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school 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 great reputations.

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





## ACCOMMODATION

over a single storey:

### ENTRANCE HALL

11'10 x 5'10 entrance via a glazed front door into the light hallway, space for coat and shoe rack, radiator, storage cupboard, wall mounted smart screen alarm system, doors into all bedrooms, bathroom and into the sitting/ dining room

### BEDROOM ONE

12'10 x 10'09 large window to the rear, radiator, fitted wardrobes and storage units

### BEDROOM TWO

11'11 x 9'06 window to the front, radiator, a large room with space for a double bed and wardrobes

### BEDROOM THREE

10'09 x 6'07 window to the rear, radiator, airing cupboard housing the hot water tank

### BATHROOM

8'05 x 6'08 glazed window to the rear, radiator, full height tiled walls, bath with overhead shower, WC, hand wash basin

### SITTING/ DINING ROOM

taken in an L-shape, the sitting room 14'07 x 12'00 features a large bay window to the front letting in an abundance of natural light, radiator, feature gas fireplace, a flexible space to arrange furniture. Open plan into the dining room 12'06 x 9'08 with a sliding door to the rear facing south, radiator, ample space for a dining table and chairs, door into the:

### KITCHEN

10'09 x 7'08 window to the rear, a range of wall and base units, inset sink unit, electric oven, gas hobs with extractor above, under unit fitted fridge, radiator, door into the:

### REAR WORKSHOP

24'01 x 10'06 reducing to 5'03 accessed via the front garden, a flexible room ideal for a workshop or potting shed, light and power connected, door to the rear garden and into the:



#### **UTILITY ROOM**

7'04 x 4'11 wall mounted storage units, space for washing machine and tumble dryer, light and power connected, door to:

#### **WC**

4'11 x 3'02 window to the rear, WC, hand wash basin

#### **OUTSIDE**

taken in a southerly aspect benefiting from sun all day long, the rear garden is mainly laid to lawn with a large patio area accessed via the rear door from the workshop or the sliding doors in the sitting/ dining room. With a range of well established bushes and small trees, the garden benefits from a range of flower beds nicely spaced out. Six foot wooden fencing marks the boundary to the left and rear of the garden and a brick wall separates the property from Aldous Close. Found behind the garage, a hidden area of the garden can be found, ideal for a garden shed or vegetable patch. The patio continues across the lawn leading to the side door of the:



#### **GARAGE**

accessed via a personal door in the rear garden and an up and over door to the front, the garage benefits from light and power with ample space for a car or storage



#### **TO THE FRONT**

the property is accessed via a metal gate from the footpath at the front with a concrete path leading to the front door. Being situated on a corner plot, a large area of lawn wraps around the property separating the bungalow from the footpath and road, a low brick wall marks the boundary at the front and side. A number of mature bushes, shrubs and trees can be found in the front garden nicely separated. A second gate at the front provides access to the side door leading into the Workshop to the left hand side of the property. To the side, off road parking for two cars can be found in front of the garage.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		