



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

3 NOTCUTTS, EAST BERGHOLT, COLCHESTER  
SUFFOLK, CO7 6TS  
ASKING PRICE OF £399,950





#### **INTRODUCTION**

This extended three-bedroom bungalow, situated in the wonderful Suffolk village of East Bergholt, has an abundance of flexible internal accommodation and extensive scope for modernisation and alteration to a new owner's requirements. With a spacious garden taking in a westerly aspect to the rear, off-road parking, garage, and modern gas-fired heating system, we highly recommend a viewing. No onward chain. Viewings strictly accompanied and by appointment only.

#### **DIRECTIONS**

Coming off the A12 into East Bergholt, continue along the B1070 for about 2 miles until you reach a triangular junction. Turn right onto White Horse Road and continue for about ¼ of a mile until you reach Notcutts on the right-hand side. Turn right into Notcutts, where the property can be found on the left-hand side with off-road parking available.



#### INFORMATION

Built in the early 1970s of conventional brick and block construction under a tiled roof. Heating is provided via a gas boiler to radiators throughout the property. Double-glazed UPVC windows and doors throughout.

#### 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.



#### SERVICES

- Mains water, electricity, gas, and drainage are connected to the property
- Heating is via a wall-mounted 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 and O2 ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- Council Tax Band – D
- Energy Performance Rating – D

#### ACCOMMODATION

Over a single storey. Entrance via a secure UPVC front door into the:

#### HALLWAY

13'10 x 4'10 Front door and opaque glazed panel to the front, large freestanding bookshelf to the side, loft access hatch, hall cupboard, and doors to the majority of ground-floor rooms.





### **BREAKFAST ROOM**

10'10 x 8'09 Full-width sliding doors open onto the rear terrace and enjoy views over the garden and its westerly aspect, open into the:



### **KITCHEN**

10'01 x 9'00 Window to the rear (west) overlooking the garden. Range of built-in wall and base units with hardwood doors to three sides, all under mosaic-tile work surfaces with inset sink and drainer and a four-ring gas hob with extractor fan above. Units provide ample storage space and provision for the built-in eye-level double oven. Space and plumbing for dishwasher. Wall-mounted gas boiler and recessed ceiling lights. Tiled floor extends through from the breakfast room. Door out to the garden hall.

### **DINING ROOM**

15'01 x 11'10 Large window to the front overlooking the greensward at the entrance to Notcutts. Configured as a dining room currently but with space and scope to be used as a sitting room if required. Focal fireplace with open fire.



### **UTILITY ROOM**

8'05 x 6'10 Window to the rear. Wall and base units to two sides. Work surface wraps around with inset sink and drainer under the rear window. Space and plumbing for washing machine. A highly useful room with recessed ceiling lights.

### **BEDROOM THREE**

8'10 x 7'01 Window to the front. Extensive built-in storage with hanging space. A good-sized, light third bedroom.



### **BEDROOM ONE**

11'00 x 9'11 Window to the front framed by mature, well-trimmed bushes. Spacious double room with built-in wardrobe.

### **FAMILY BATHROOM**

8'10 x 8'05 Velux roof light with light tunnel through the roof space into this spacious bathroom. Tiled floor and walls to ceiling height. Recessed power shower cubicle with subway-tiled walls. Inset bath, vanity unit with wash basin, storage, and concealed cistern W/C. Heated towel rail, wall-mounted electric blower heater, extractor fan, and recessed ceiling lights.



#### **SITTING ROOM**

16'04 x 11'01 Pair of fully glazed sliding doors to the side (south) bring an abundance of light into the space and open onto the rear terrace and garden. This spacious sitting room is a highlight of the property.

#### **STUDY / BEDROOM TWO**

11'02 x 10'00 Dual-aspect windows to the rear and side fill this room with light. Currently configured as a study but ideally suited as a spacious second bedroom if required. Hardwood-style flooring.

#### **GARDEN HALL**

11'10 x 5'00 Secure UPVC doors to the front and rear, further doors into the kitchen and garage. This useful space has a range of wall and base units providing ample storage space, with further work surface. Power points and strip lighting.

#### **GARAGE**

19'07 x 9'01 Electric up-and-over door from the front driveway. Useful space with power and light connected. RCD consumer unit 1 on the wall (RCD unit 2 in the hallway). Personal door through to the garden hall.



#### **OUTSIDE**

The gardens of this property are extensive and hold great potential.

#### **TO THE REAR**

The garden extends west, enjoying an open aspect to the south and sunshine throughout the day and into the evening. Immediately to the rear, a substantial block-paved terrace provides excellent outdoor dining space. The block-paved pathway continues through the lawned garden, passing mature flower beds interspersed with shrubs and plants. The pathway finishes under an archway at the foot of the garden, where a garden shed is found to the north and a greenhouse to the south. This part of the garden previously housed productive vegetable beds.

#### **TO THE FRONT**

The property has ample off-road parking on the block-paved driveway. The front garden is well stocked with mature shrubs framing the windows and front elevation of the property, with further mature flower beds enhancing its appeal. Block-paved pathways lead to the front door and around to the Garden Hall doorway and driveway.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		