Chaplin Road, East Bergholt

£675,000

Property Overview

Situated in the ever-popular village of East Bergholt, this beautifully extended five-bedroom link-detached home offers spacious and highly versatile accommodation, ideal for growing families, multi-generational living, or those seeking annexe potential.

The property welcomes you via an entrance hallway leading to a bright and inviting living room, while to the front of the home is a well-appointed kitchen/dining room, ideal for both everyday living and entertaining. The garage has been cleverly converted to create a practical utility room and separate store room, currently used as a home office. A fully tiled shower room and separate WC complete the ground floor.

To the first floor, the main house offers four well-proportioned bedrooms and a beautifully finished family bathroom.

A particular feature of the property is the substantial side and rear extension, offering excellent annexe potential or the opportunity to incorporate further into the main accommodation if desired. This versatile space comprises a large open-plan living area with a second kitchen, together with stairs rising to an additional bedroom with en-suite shower room. Accessed via the main front door with its own internal hallway, the layout is perfectly suited to independent living arrangements.

Externally, the property benefits from a beautifully landscaped south-facing rear garden featuring two patio seating areas and a well-maintained lawn, creating a private and un-overlooked haven ideal for outdoor entertaining, summer BBQs, and relaxing with family and friends.

To the front, a generous driveway provides ample off-road parking and leads to a single garage.

Early viewing is highly recommended to appreciate the flexibility, space, and excellent village location this impressive home has to offer.

- NO ONWARD CHAIN
- OFFERING ANNEXE POTENTIAL
- STUNNING REAR GARDEN
- FIVE BEDROOM DETACHED HOME
- GARAGE AND DRIVEWAY PARKING
- SITUATED IN A SOUGHT AFTER LOCATION
- FIRST FLOOR BATHROOM AND DOWNSTAIRS SHOWER ROOM
- VIEWING ADVISED

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 Availability - EE - 84% / Three - 81% / Vodafone - 73% / o2 - 70%
Broadband - Ultrafast broadband is available

Floor Plan

Approximate Gross Internal Area
2230 sq ft (207 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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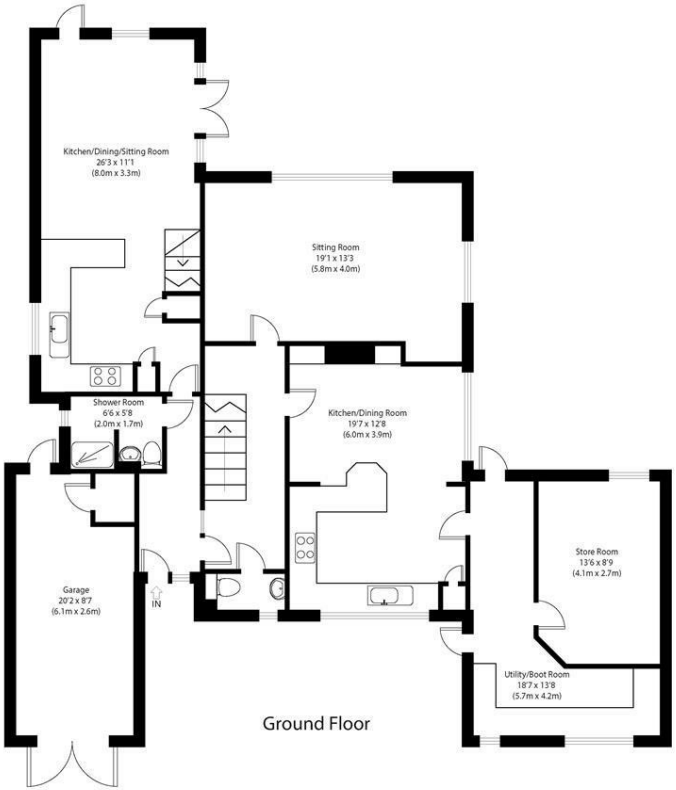
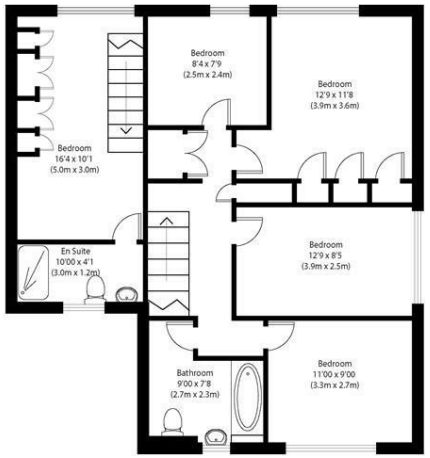
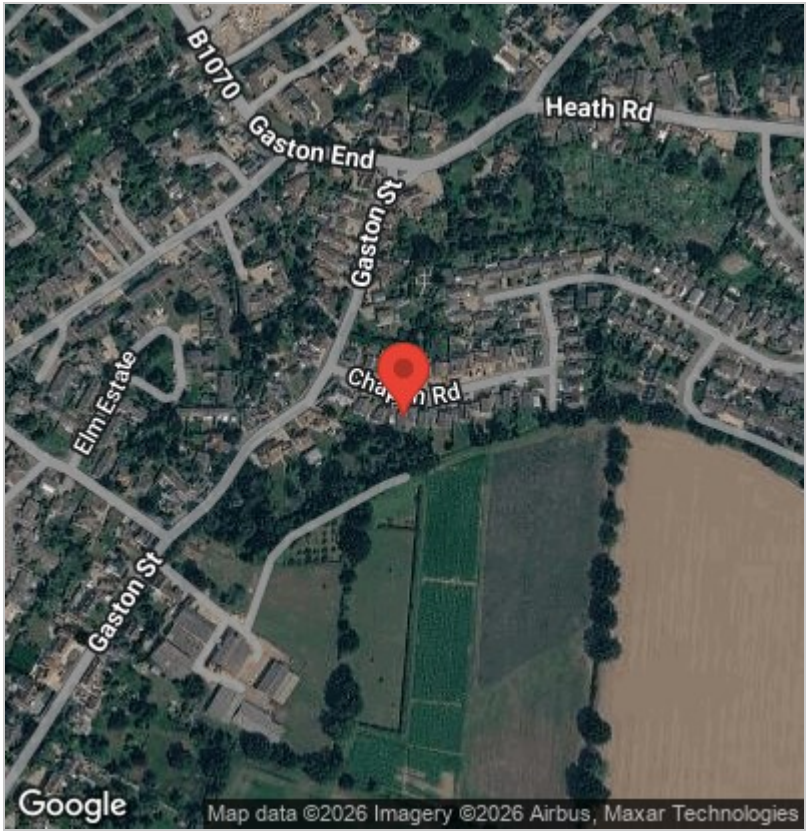


Ground Floor

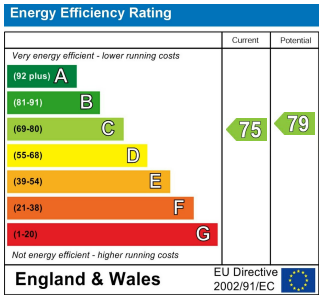


First Floor

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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