



2 bedroom Detached House located in Colchester.

Guide Price
£270,000 - £290,000

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JOHN ALEXANDER
ESTATE AGENTS

Bergholt Road Colchester CO4 5AA

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £270,000 TO £290,000

A charming and well-presented two bedroom detached home offering an excellent combination of character, space and practicality. Featuring two reception rooms, a fitted kitchen, utility area and modern bathroom, the property is further enhanced by a generous rear garden with a detached garden room and substantial brick-built outbuilding. Conveniently located for local amenities, schools and Colchester North Station, this attractive home is ideal for first-time buyers, downsizers and investors alike.

STEP INSIDE

A welcoming entrance porch provides access into the home, where the lounge measures 11'2" x 11'10" (3.40m x 3.61m). This inviting reception room enjoys a warm and homely atmosphere, centred around an attractive fireplace which creates a charming focal point.

The dining room, measuring 11'2" x 12'6" (3.40m x 3.81m) with direct access to the garden and stairs rising to the first floor, this room forms the central hub of the property and flows seamlessly into the kitchen. The kitchen measures 9'10" x 7'3" (3.00m x 2.21m) and is fitted with a range of storage units complemented by ample work preparation surfaces. Integrated cooking facilities include a Neff oven, four-ring gas hob and extractor hood, alongside a ceramic sink and drainer. There is also space for a large fridge/freezer, creating a practical environment for everyday living.

Leading from the kitchen is a useful utility area, providing dedicated space for laundry appliances and additional household storage. Beyond this lies the

contemporary bathroom, fitted with a panel-enclosed bath incorporating a shower above, wash hand basin and WC, all presented in a modern style.

The first-floor landing gives access to two well-proportioned bedrooms. The principal bedroom measures 12'2" x 11'10" (3.71m x 3.61m) and benefits from built-in wardrobes, offering excellent storage while retaining plenty of floor space for furnishings. Bedroom two measures 8'6" x 9'10" (2.59m x 3.00m) and includes a useful storage cupboard, making it an ideal guest room, nursery or home office.

STEP OUTSIDE

Outside, the property continues to impress with its established rear garden, predominately laid to lawn and complemented by a patio seating area, mature trees and planted borders. At the far end of the garden is a detached conservatory/garden room measuring 5'11" x 8'6" (1.80m x 2.59m), providing an excellent retreat for relaxation, hobbies or home working.

Further enhancing the outside space is a substantial brick-built outbuilding measuring 11'6" x 11'2" (3.51m x 3.40m), offering exceptional storage capacity, workshop potential or scope for a variety of additional uses. On-street parking is available to the front of the property.

THE LOCATION

Bergholt Road is ideally situated to the north of Colchester, within easy reach of Colchester North Station, local shops, supermarkets and well-regarded schools. The city centre, Castle Park and a wide range of leisure and dining facilities are also conveniently close by, with excellent access to the A12 for commuting.



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FLOORPLAN



These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

DIRECTIONS

CONTACT

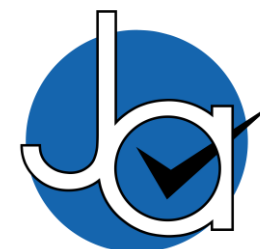
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