



Connells

Broom Knoll
East Bergholt Colchester

Broom Knoll East Bergholt Colchester CO7 6XL

for sale offers in excess of
£270,000



Property Description

Nestled within the highly desirable village of East Bergholt, this detached bungalow offers an excellent opportunity to enjoy village living in one of Suffolk's most sought-after locations. East Bergholt is renowned for its picturesque countryside, strong community spirit and convenient access to both Ipswich and Manningtree, with direct rail links to London Liverpool Street. The village itself offers a range of everyday amenities including local shops, pubs, schools and scenic walks through the beautiful Dedham Vale landscape. The accommodation is well presented throughout and comprises an entrance porch, spacious lounge enjoying stunning views across open fields, and a fitted kitchen/diner offering an excellent range of storage and workspace. An inner hallway provides access to three well-proportioned bedrooms, two of which benefit from built-in wardrobes, together with a family bathroom. A particular feature of the property is its position, enjoying far-reaching countryside views that perfectly complement its village setting. Outside, the property benefits from front and rear gardens, with the rear garden offering patio areas, mature planting, useful outbuildings and access to parking. There is also a garage with power and lighting, which offers excellent storage.

Properties in East Bergholt are always in strong demand thanks to the village's blend of rural charm, excellent local amenities and proximity to the surrounding countryside.

Entrance Porch

Double glazed construction with double glazed entrance door and wood effect flooring.

Lounge

Enjoying impressive views overlooking open fields, with radiator, wood effect flooring and single glazed door leading to the porch.

Kitchen/Diner

Fitted with a range of matching white wall and base units with tiled splash backs and roll edge work surfaces incorporating a stainless steel sink and drainer with mixer tap. Wall mounted boiler, approximately two years old. Space and plumbing for a washing machine, space for cooker with extractor fan over, and recess for a fridge freezer. Spotlights, radiator, double glazed window to the rear and double glazed door to the side aspect.

Landing/Hallway

Wood effect flooring, airing cupboard and doors providing access to:

Bedroom One

Double glazed window to the front aspect, built-in double wardrobe, radiator, pendant light and wood effect flooring.

Bedroom Two

Double glazed window to the rear aspect, built-in double wardrobe, radiator, pendant light and wood effect flooring.

Bedroom Three

Double glazed window to the front aspect, radiator, pendant light and wood effect flooring.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower over, wash hand basin with mixer tap, low level w/c, radiator, extractor fan, tiled walls and flooring, and double glazed window to the rear aspect.

Outside

Front Garden

Accessed via a pathway to the side of the property, enjoying views over open fields. Side access to the rear garden.

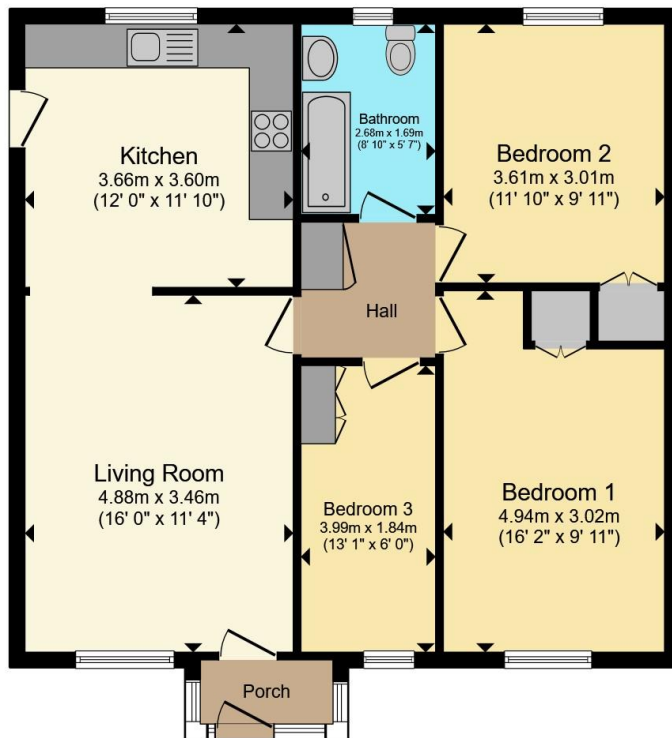
Rear Garden

Mainly laid to patio with stepping stone pathway, mature shrubs, outside power point and a range of sheds and lean-to storage. Rear gate providing access to on-street parking.

Garage

Fitted with an up-and-over door, strip lighting and wood effect flooring.





Total floor area 76.6 m² (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: C

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Tenure: Freehold



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