



- West Bergholt Location
- Substantial Five Bedroom Detached Home
- No Onward Chain!
- Two En-Suite Shower Rooms
- First Floor Family Bathroom Suite
- Reception Room
- Study
- Sun Room
- Kitchen-Breakfast Room
- Cloakroom & Utility
- Private & Enclosed Rear Garden

1 Shire Lane, West Bergholt, Colchester, Essex. CO6 3SN.

****NO ONWARD CHAIN**** Situated in the highly popular village of West Bergholt, North Colchester resides this extended and improved five bedroom detached family home, approaching 2500 SQFT. With spacious accommodation across three generous floors, it offers versatile living that would prove to be ideal for the modern-day expanding family. Within the village, you'll find a variety of local amenities, including a highly regarded primary school - Heathlands Primary, a post office, co-operative store and a number of reputable pubs, serving as social hubs for village life. West Bergholt is well-connected by road, with easy access to the A12, making it a desirable location for those commuting to London or Ipswich. It is also a short drive from Colchester's North Station offering direct links to London Liverpool Street within the hour, as well as Colchester's vibrant and historic city centre.



Property Details.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Dining Room



12' 3" x 9' 7" (3.73m x 2.92m)

Study

9' 0" x 9' 5" (2.74m x 2.87m)

Reception Room



18' 2" x 13' 6" (5.54m x 4.11m)

Sun Room



10' 9" x 15' 0" (3.28m x 4.57m)

Utility Room

6' 5" x 6' 3" (1.96m x 1.91m)

Kitchen



9' 3" x 13' 1" (2.82m x 3.99m)

First Floor

Landing

Property Details.

Bedroom Two



12' 5" x 10' 9" (3.78m x 3.28m)

Jack & Jill En-Suite Shower Room

Bedroom Three



12' 5" x 9' 10" (3.78m x 3.00m)

Bedroom Four

11' 8" x 9' 10" (3.56m x 3.00m)

Bedroom Five

9' 2" x 9' 0" (2.79m x 2.74m)

Second Floor

Second Floor Landing

Master Bedroom



21' 2" x 25' 5" (6.45m x 7.75m)

En-Suite Shower Room



Outside, Garden, Parking & Garage

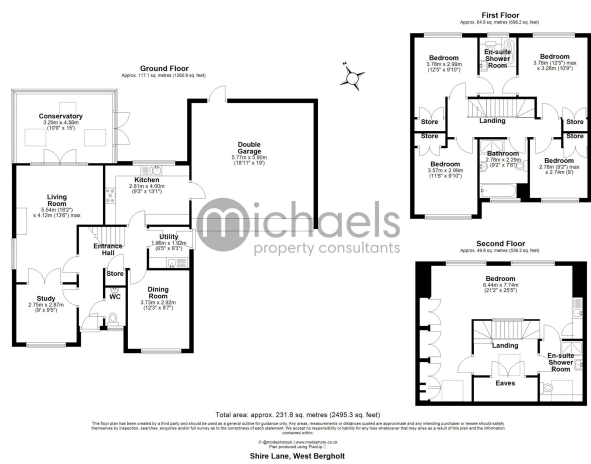
Outside, a well-maintained rear garden offers the ideal place for peaceful reflection, whilst a glazed doors leads to a double width garage, complete with an electric up and over door. To the front on a private driveway, off road parking is available.

Additional Information

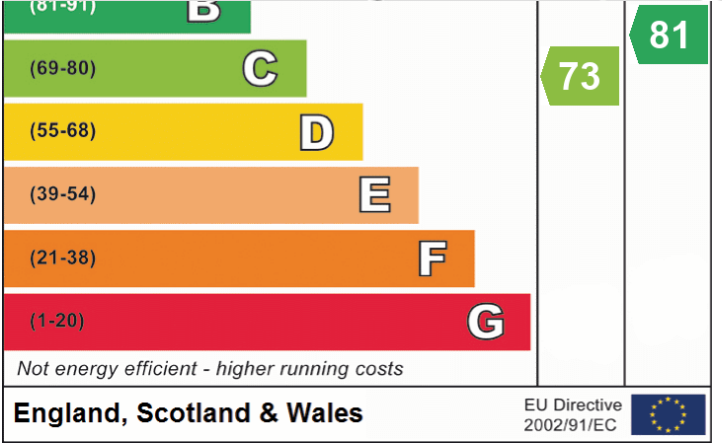
Please be advised an annual estate charge of approximately £200.00p per annum is payable to Boydens Property Management. We advise all interested parties to confirm this legal set up with their representative at an early stage of their conveyance, to prevent any discrepancy.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

