



- A Rare Opportunity To Purchase In West Bergholt
- Within Striking Distance Of Heathlands Primary School (Subject To Application)
- Exceptional Four Bedroom Detached Residence
- Focal Family/Kitchen Room With Bi-Folding Doors
- Quartz Worksurfaces & Full Range Of Integrated Neff Appliances
- Added Luxury Of A Utility Room
- Four Double Bedrooms
- Rare Advantage Of Two En-Suite Shower Rooms
- First Floor Stylish Family Bathroom Suite
- Peace Of Mind Offered With A Ten Year New Build Warranty

## 39 Colchester Road, West Bergholt, Colchester, Essex. CO6 3JQ.

An extremely rare opportunity has arisen to purchase this stunning, brand new four bedroom detached residence in the heart of West Bergholt, complete by highly reputable local developers Alan Bender Ltd and to their typically spectacular standard. Set in an idyllic position in the centre of this highly sought after village, with field views directly to the front aspect, the property is within walking distance of the superb array of shops, pubs, excellent schooling and amenities this special village has to offer as well as being within close proximity of North Station - Therefore ideal for working professionals and growing families alike.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to side aspect, stairs to first floor, engineered LG flooring, inset spotlights, underfloor heating, access to:

### Downstairs Cloakroom

5' 9" x 3' 7" (1.75m x 1.09m) Engineered LG flooring, basin with contrasting matte black tap and splash back, W.C, inset spotlights, underfloor heating

### Kitchen/Family/Dining Room



29' 1" x 15' 2" (8.86m x 4.62m) The most impressive of entertainment spaces comprising of; engineered LG flooring, UPVC windows and bi-folding doors to rear aspect (providing access to a private and enclosed rear garden), a selection of tastefully finished base and eye level units with quartz work surfaces over, inset four ring hob with contemporary extractor over, integrated Neff electric fan assisted oven and grill, inset Neff microwave oven, dishwasher, wine fridge, inset sink with chrome boiling water mixer tap over, underfloor heating, inset spotlights, communication points, door to:

### Utility Room

9' 2" x 6' 1" (2.79m x 1.85m) Identical units to the kitchen, base and eye level fitted units with work surfaces over, inset sink with chrome mixer tap over and drainer, space under counter for washing machine and tumble dryer/further appliance, UPVC door to rear aspect, and UPVC windows to rear aspect, engineered LG flooring, inset spotlights, under floor heating

## Reception Room



15' 2" x 11' 10" (4.62m x 3.61m) UPVC window to front aspect, under floor heating, variety of communication points

## First Floor

### First Floor Landing

Stairs to ground floor, radiator, loft access above, large inset storage cupboard accessed by inset double doors, radiator, inset spotlights doors to:

### Master Bedroom



15' 2" x 10' 4" (4.62m x 3.15m) UPVC window to front aspect, radiator, door to:

# Property Details.

## En-Suite (One)



8' 2" x 6' 1" (2.49m x 1.85m) Inset spotlights, wall mounted vanity basin with contrasting matte black taps, splashback, matte black wall mounted towel rail, W.C, engineered LG flooring, walk in double width shower cubicle with tiled wall finish, matte black drench rain head and additional shower house.

## Bedroom Two

15' 2" x 11' 0" (4.62m x 3.35m) UPVC window to rear aspect, radiator, door to:

## En-Suite (Two)

9' 4" x 4' 9" (2.84m x 1.45m) Inset spotlights, wall mounted vanity basin with contrasting matte black taps, splashback, matte black wall mounted towel rail, W.C, engineered LG flooring, walk in double width shower cubicle with tiled wall finish, matte black drench rain head and additional shower house.

## Bedroom Three

10' 9" x 9' 10" (3.28m x 3.00m) UPVC windows to rear aspect, radiator, inset double wardrobe

## Bedroom Four

9' 10" x 8' 10" (3.00m x 2.69m) UPVC window to front aspect, radiator

## Family Bathroom Suite



8' 2" x 7' 1" (2.49m x 2.16m) Stylish family bathroom suite comprising of; engineered LG wood flooring, matte black wall mounted towel rail, roll edge bath with matte black taps and additional shower house, tiled walls, W.C, shower cubicle with tiled wall finish and matte black shower heads, UPVC window to side aspect

## Outside, Garden & Parking



Outside the property is set back from the road with a block paved driveway for several cars, this leads to an integral car port. The garden benefits from an area laid to patio, with the remainder laid with turf and enclosed by contrasting panel fencing and added benefit of side access - ideal for bicycles.

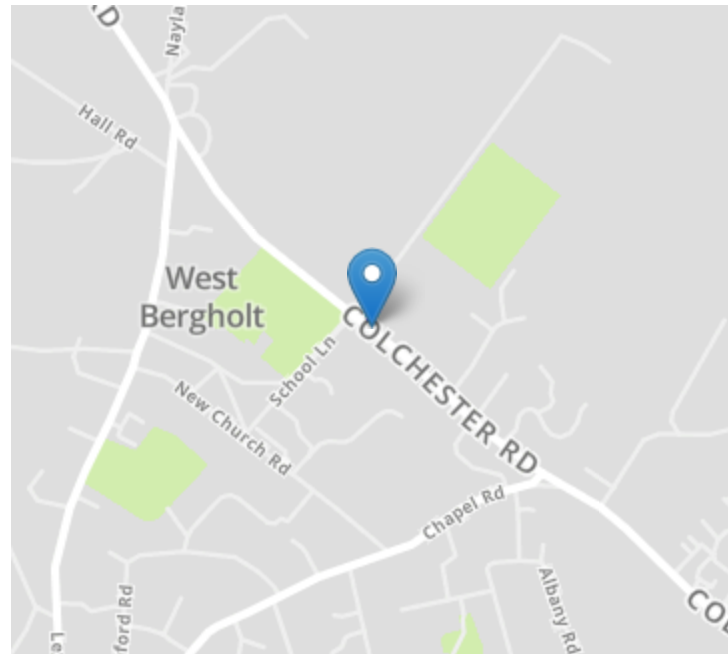
This home also benefits from an electric car charging point.

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.