



13 Chaplin Road, East Bergholt, Colchester, Suffolk. CO7 6SR.

This substantial detached family home offers approximately 2,764 sqft of versatile accommodation, arranged over two floors and complemented by a detached summerhouse. The property is entered via a welcoming entrance hall, providing access to the principal ground floor rooms. To the front, a spacious living room offers an excellent family space with a bay window feature. The heart of the home lies in the kitchen/breakfast room, which flows seamlessly into a sun room and further into a generous dining room, creating an ideal layout for both everyday living and entertaining. A conservatory sits to the rear, enjoying views over the garden, while a separate study provides a perfect work-from-home space. Additional ground floor benefits include a WC, store room, and internal access to two garage spaces, offering ample storage or workshop potential.



- Substantial detached family home
- Sought-after East Bergholt village location
- Approx. 2,764 Sqft of accomdation
- Four well-proportioned bedrooms
- En-suite to principal bedroom
- Multiple reception rooms including study
- Kitchen/breakfast room with adjoining dining area
- Conservatory and sun room overlooking garden
- Two garages providing ample storage
- Generous, private rear garden with summerhouse

Call to view 01206 576999



Property Details.

Location

Information

Situated in the highly sought-after village of East Bergholt, this property enjoys a prime position within the Dedham Vale Area of Outstanding Natural Beauty. The village offers a strong sense of community alongside a range of everyday amenities, including a Co-operative store, local shops, and well-regarded primary and secondary schools.

The popular village pub, The Red Lion, provides a traditional setting for dining and socialising. For those who enjoy the outdoors, there are superb countryside walks nearby, with easy access to the picturesque villages of Dedham and Flatford, famously associated with Constable Country.

Transport links are excellent, with convenient access to the A12 corridor, connecting to Ipswich, Colchester, and further afield to London, making the location ideal for commuters while still offering a peaceful village lifestyle.

Ground Floor

Entrance Hall

Cloakroom

Kitchen/Breakfast Room



18' 5" x 15' 1" (5.61m x 4.60m)

Sun Room



11' 8" x 8' 4" (3.56m x 2.54m)

Store

Integral Garage

20' 4" x 8' 4" (6.20m x 2.54m)

Dining Room



16' 5" x 9' 11" (5.00m x 3.02m)

Property Details.

Study



18' 0" x 8' 1" (5.49m x 2.46m)

Conservatory



12' 0" x 9' 8" (3.66m x 2.95m)

First Floor

Landing

Master Bedroom



11' 9" x 10' 4" (3.58m x 3.15m)

En-Suite Bathroom

10' 4" x 6' 5" (3.15m x 1.96m)

Bedroom Two



19' 1" x 13' 4" (5.82m x 4.06m)

Bedroom Three

11' 5" x 11' 0" (3.48m x 3.35m)

Bedroom Four

15' 2" x 9' 10" (4.62m x 3.00m)

Bathroom



10' 4" x 4' 11" (3.15m x 1.50m)

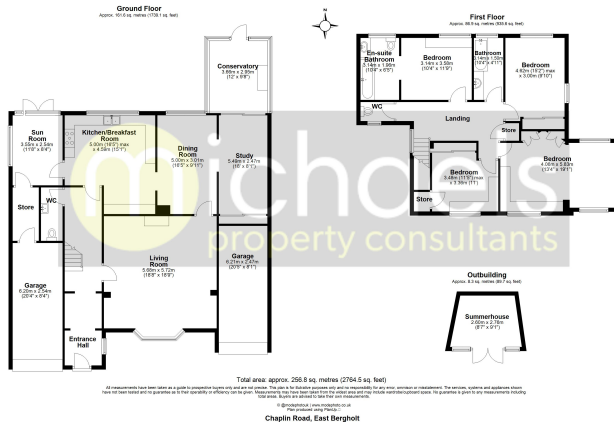
Outbuilding

Summerhouse

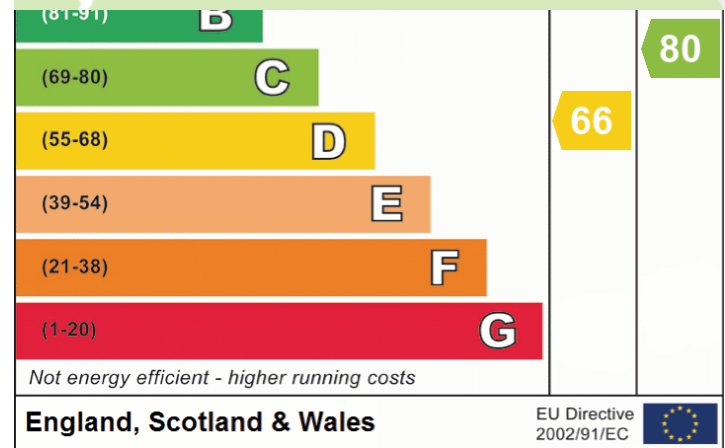
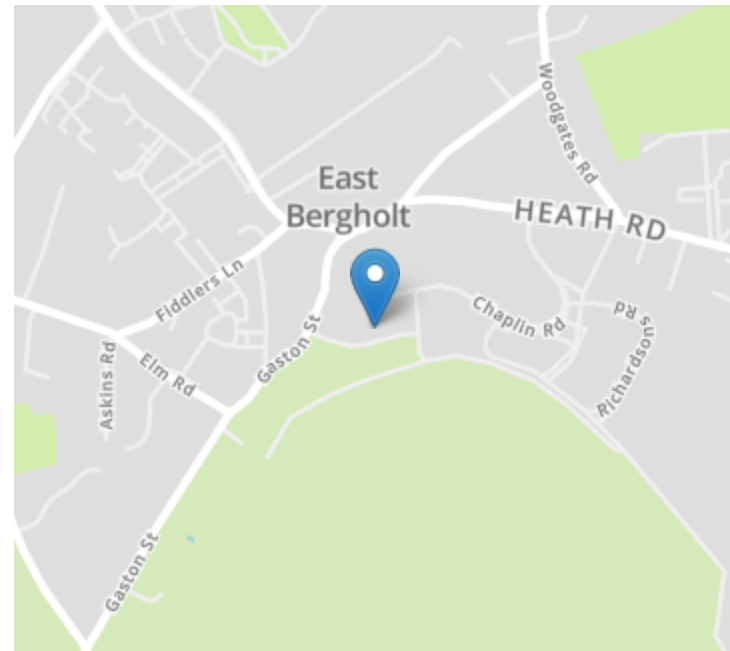
9' 1" x 8' 7" (2.77m x 2.62m)

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.