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property consultants

- Close To An Array Of Excellent Village Amenities & Preferred Schooling
- Favourably Positioned In The Ever Popular Village Of West Bergholt, Colchester, Essex
- An Excellent Example Of A Charming Two Bedroom Cottage
- 120ft Rear Garden, With Sheds & An Outbuilding To Remain
- Extension To The Rear In The Form Of A Chapel
- Shaker Style Kitchen With Pendant Lighting
- Prominent North Colchester Position
- Mezzanine Floor Currently Functioning As An Office

## 113 Chapel Road, West Bergholt, Colchester, Essex. CO6 3HA.

Nestled within the cherished North Colchester village of West Bergholt, Primrose Cottage stands as a testament to time with an abundance of charm and contemporary features throughout. Built in 1858, this distinguished residence exudes a graceful elegance, boasting an array of space and character throughout.



# Property Details.

## Ground Floor

### Living Room



11' 7" x 10' 4" (3.53m x 3.15m) Main entrance door into living room, wood effect flooring, multi fuel log burner, radiator, UPVC window to front aspect.

### Kitchen



11' 7" x 10' 2" (3.53m x 3.10m) Full range of shaker style units, cupboards and work surfaces, inset large pantry cupboard, space for appliances, pendent lighting, butler sink, door leading to:

### Inner Hallway

Two inset storage cupboards, boot and coat storage, UPVC door leading out to garden, access into:

## Reception Room/Family Area



14' 7" x 8' 2" (4.45m x 2.49m) High vaulted ceilings, multi fuel log burner, large window to rear aspect, coloured stained windows to side aspect, wood effect flooring, ladder leading to:

## Mezzanine Floor/Study Area



Velux window to side, inset shelving, space for work desk.

## First Floor

### Landing

Access to loft hatch, door to:

# Property Details.

## Bedroom One



11' 8" x 10' 3" (3.56m x 3.12m) UPVC window to rear aspect, radiator, inset storage area

## Bedroom Two



10' 5" x 6' 3" (3.17m x 1.91m) UPVC window to front aspect, radiator.

## Bathroom



5' 8" x 5' 8" (1.73m x 1.73m) Low level W.C, low level W.C, vanity wash unit, panelled bath with shower attached, radiator, spot lighting.

## Outside

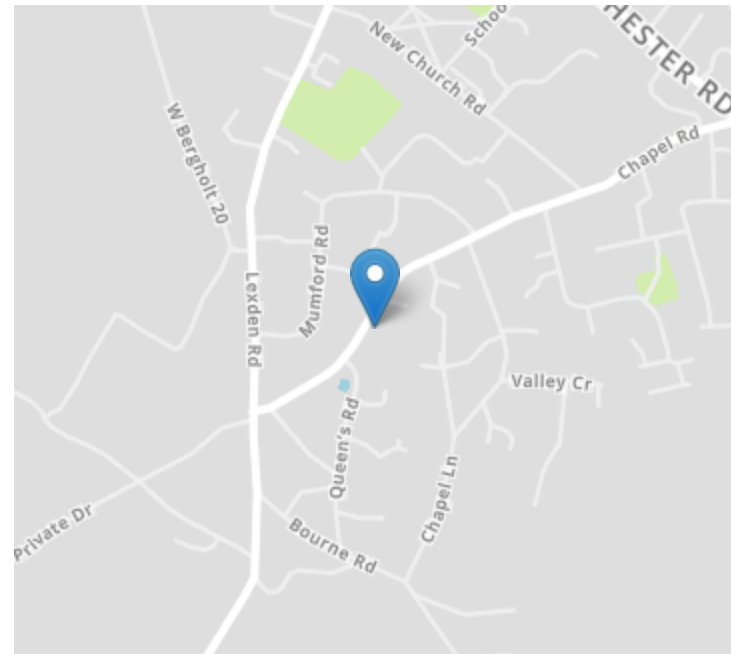


Outside the property offers an outstanding 120ft rear garden enclosed by panel fencing and predominantly laid to lawn. Further to the rear the garden is complete with a veranda style decking area, suitable for with outside dining or entertaining, then leading on from this area, there is gated access to the remainder of the garden with two storage shed and an outbuilding, currently utilised as a studio, but could easily be converted into a home office or gym. To the front of the property provides on street parking only.

# 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.