



- Favourable West Bergholt Location
- Five Bedroom Detached House
- Loft Extension Providing Two Excellent Double Bedrooms
- En-Suite Shower Room To Main Bedroom
- First Floor Family Bathroom
- Kitchen-Diner
- Spacious Reception Room
- Conservatory
- Easy To Manage Private & Enclosed Rear Garden
- Garage & Off Road Parking

## 17 Maltings Park Road, West Bergholt, Colchester, Essex. CO6 3SG.

**\*\*Guide Price £475,000 - £500,000\*\*** Situated in the popular North Colchester village West Bergholt resides this excellent five bedroom detached family home, offering a wealth of both bedroom and reception space throughout, having been extended historically by way of an fabulous loft extension. Located within a peaceful neighbourhood and with easy reach of the wealth of amenities available within the village ranging from; a reputable primary school, pharmacy, co-operative store and two excellent pubs, it proves the ideal home for modern-day expanding families.





# Property Details.

## Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen-Diner



16' 11" x 8' 6" (5.16m x 2.59m)

Reception Room



16' 11" x 10' 10" (5.16m x 3.30m)

Conservatory



9' 8" x 9' 5" (2.95m x 2.87m)

## First Floor

First Floor Landing

Master Bedroom



10' 4" x 10' 11" (3.15m x 3.33m)

En-Suite

Bedroom Two



7' 3" x 8' 2" (2.21m x 2.49m)

Bedroom Three



9' 5" x 8' 2" (2.87m x 2.49m)

# Property Details.

## Bathroom



6' 3" x 7' 11" (1.91m x 2.41m)

## Second Floor

### Second Floor Landing

### Bedroom Four



12' 10" x 10' 9" (3.91m x 3.28m)

### Bedroom Five



12' 10" x 10' 2" (3.91m x 3.10m)

## Outside, Garden & Parking

### Outside



Outside, this wonderful home enjoys an easy to manage garden, commencing with a patio area that offers itself as the ideal place for al-fresco dining and outdoor seating furniture. The remainder of the garden is predominately laid to lawn, and boundaries are formed by panel fencing. The property is further enhanced by off road parking and a garage.

### Additional Information

Please be advised an annual estate charge is payable to First Port, by way of contribution towards the upkeep of the communal roads, surrounding areas and services. We advise all interested parties confirm the charge payable and associated legal set up with their appointed conveyancer at an early stage of their conveyance to prevent any discrepancy.

EPC awaited.



