



- West Bergholt Village
- Impeccable Three Bedroom Semi-Detached Home
- Large Living Room With Multi-Fuel Burner
- Evolution Windows
- Modern Fitted Kitchen With Wood Work Surfaces & Inset Ceramic Butler Sink
- Open Plan Kitchen-Diner
- Bi-Folding Doors & Vaulted Glass Panel Ceiling
- Ground Floor Family Bathroom Suite & En-Suite To Master
- Three Well Proportioned Bedrooms
- Private Garden, Off Road Parking & Room To Extend

1 Whitehouse Cottages, Bourne Road, West Bergholt, Colchester, Essex. CO6

3EWS

Nestled in the ever popular village of West Bergholt, this exceptional home has been extended, improved and maintained to the highest of standards by its current owners. Having undergone a meticulous renovation and oozing with curb appeal, it is presented to market in first class order. This family home has been reconfigured with open-plan modern day living, entertaining and hosting in mind.



Property Details.

Ground Floor

Entrance Porch

5' 1" x 3' 3" (1.55m x 0.99m) Evolution front door to front aspect, UPVC window to side aspect, radiator, further door to:

Entrance Hall

Stairs to first floor, radiator, further door to:

Living Room



14' 6" x 11' 11" (4.42m x 3.63m) UPVC window to front aspect, column radiator, inset cast iron multi fuel burning stove with wood mantle, under stairs storage cupboard, door to:

Kitchen-Dining Area



17' 4" x 16' 11" (5.28m x 5.16m) A variety of modern fitted country style base and eye level units with wood work surfaces, integrated dishwasher & washing machine, space for Rangemaster style cooker and fridge freezer, double larder cupboard, UPVC bi-folding doors to rear aspect, vaulted glass panel ceiling, vertical column radiator

Family Bathroom



UPVC window to side aspect, tiled flooring, panel bath with overhead shower attachment and tiled wall finish, vanity wash hand basin, W.C, column radiator, inset spotlights

First Floor

Landing

UPVC window to side aspect, loft access, further doors to:

Master Bedroom



15' 5" x 8' 10" (4.70m x 2.69m) UPVC window to front aspect, radiator, built in wardrobes

Property Details.

En-Suite Bathroom



UPVC window to side aspect, Low Level W.C, vanity wash hand basin, shower cubicle, tiled flooring, chrome wall mounted radiator, inset spotlights

Bedroom Two



10' 3" x 9' 5" (3.12m x 2.87m) UPVC window to rear aspect, radiator

Bedroom Three



8' 10" x 7' 3" (2.69m x 2.21 m) UPVC window to rear aspect, radiator

Outside

Garden, Outside & Parking

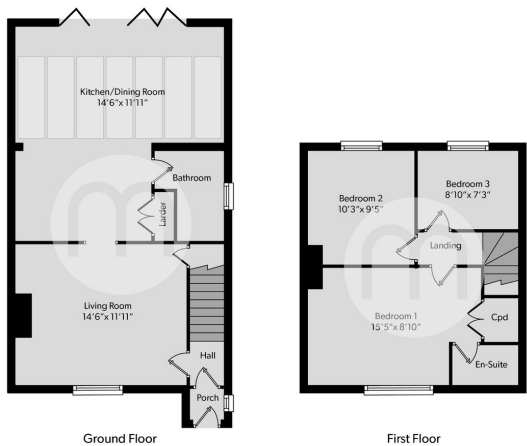


Occupying a favourable position on this desirable road, this home offers a generous amount of off road parking on a private driveway to the side of the property. A large private rear garden commences with a raised decking area, with steps leading down on to a large area laid to lawn and enclosed by an array of mature hedges, sleepers and panel fencing. There is a gate providing side access.

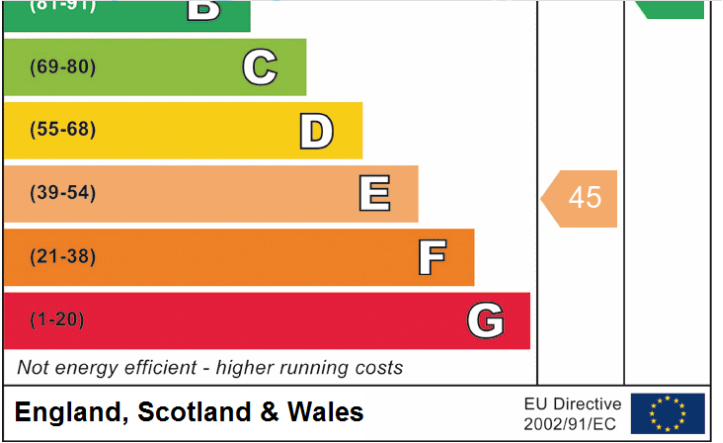
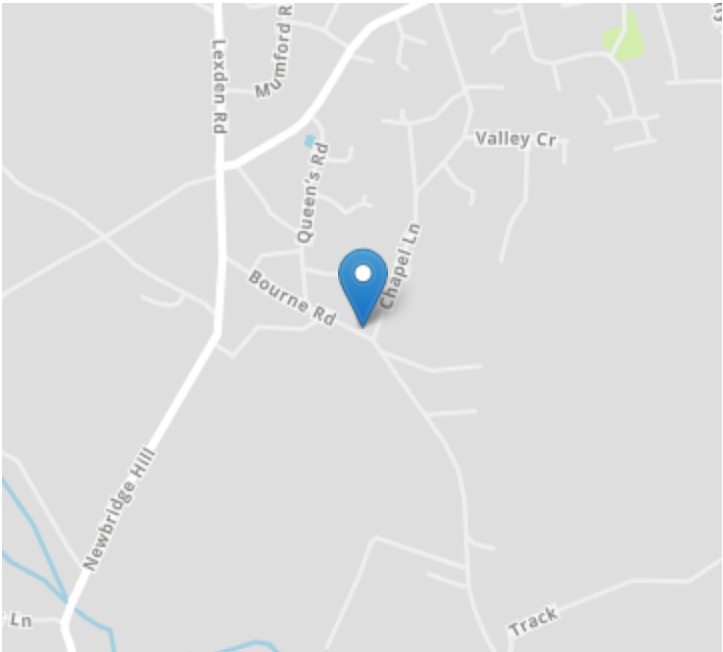
The property could easily be extended to the side, subject to planning permission.

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.