



- Extended three/four bedroom detached family home
- Prime North Colchester location on Bergholt Road, CO4
- North Station and Colchester General Hospital Access
- Impressive 29' open-plan kitchen/dining/family room
- Modern fitted kitchen with integrated appliances
- Bi-fold doors opening onto the rear garden
- Ground floor shower room/utility space
- Versatile fourth bedroom/study/playroom
- Generous, private and low-maintenance rear garden with large outbuilding
- Off Road Parking

174 Bergholt Road, Colchester, Essex. CO4 5AJ.

Extended Three/Four Bedroom Detached Family Home – 5 Minute Walk to Colchester Mainline Station – Bergholt Road, CO4 **Guide Price £375,000 - £400,000** Location: Situated in a prime North Colchester position on Bergholt Road, this property is just a 5–10 minute walk to Colchester Mainline Station, offering direct links to London Liverpool Street in under an hour – ideal for commuters. The area is well served by a regular bus network providing easy access to Colchester City Centre. Nearby, Turner Rise Retail Park offers a range of amenities including shops, supermarkets, coffee shops and restaurants, making this an extremely convenient and desirable location.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Study/Ground Floor Bedroom



10' 6" x 7' 3" (3.20m x 2.21 m)

Bathroom



13' 7" x 7' 3" (4.14m x 2.21 m)

Kitchen/Diner/Living Room



29' 2" x 14' 10" (8.89m x 4.52m)

First Floor

Landing

Property Details.

Master Bedroom



13' 4" x 11' 11" (4.06m x 3.63m)

Bathroom



7' 10" x 5' 1" (2.39m x 1.55m)

Bedroom Two



13' 6" x 7' 8" (4.11m x 2.34m)

Outside

Garage

16' 4" x 8' 4" (4.98m x 2.54m)

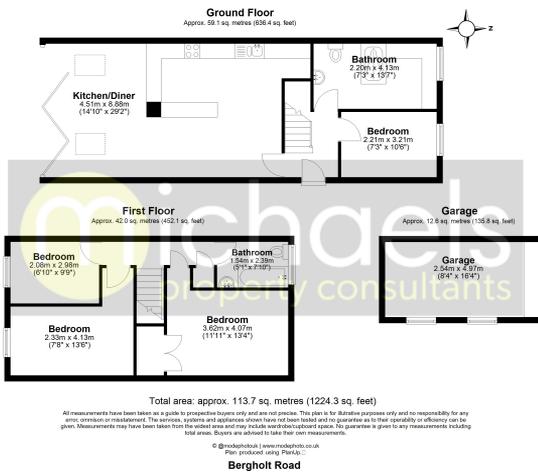
Bedroom Three



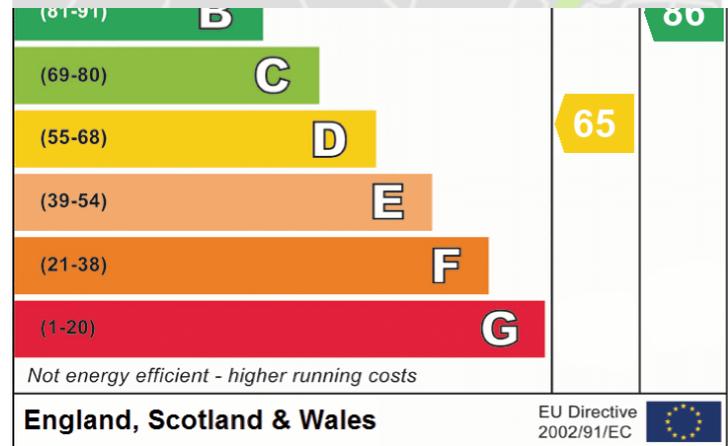
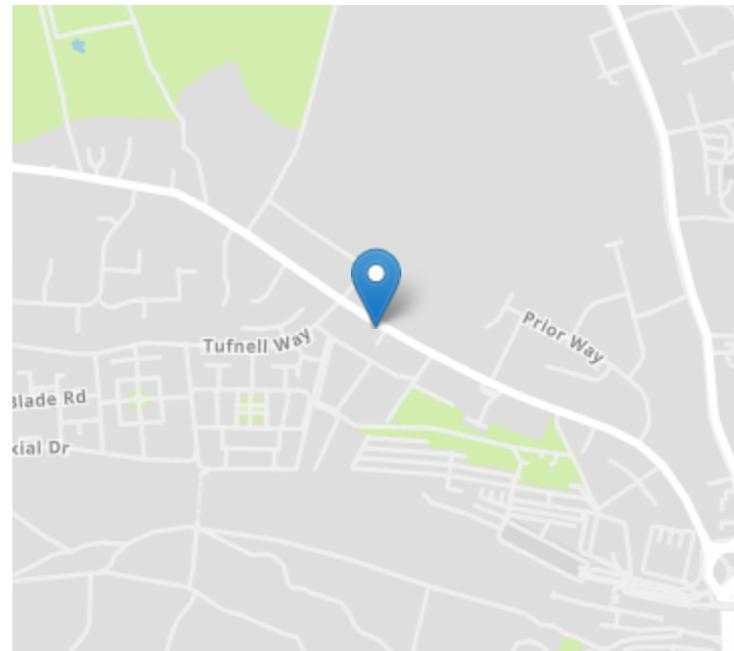
9' 9" x 6' 10" (2.97m x 2.08m)

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.