



92 Mumford Road, West Bergholt, Colchester, Essex. CO6 3BN.

Situated in the ever popular North Colchester village of West Bergholt, sits this excellent example of a three bedroom semi-detached family home. Offering generous reception and bedroom space throughout, whilst being upgraded with enviable specifications and presented to market in good order, this home is not to be missed. Set within easy access of a range of excellent village amenities such as; a local co-operative store, pharmacy, doctors surgery and a reputable village public house, it offers idyllic village living to an excellent standard.



- A Well-Presented & Spacious Example Of A Three Bedroom Semi-Detached Family Home
- Favourably Positioned In The Ever Popular Village Of West Bergholt, Colchester, Essex
- Close To An Array Of Excellent Village Amenities & Preferred Schooling
- Upgraded & Improved Kitchen
- Benefitting From A Ground Floor Cloakroom
- Large Reception Room
- Dining Room
- First Floor Family Bathroom Suite
- Benefitting From A Generous & Private Rear Garden
- Complete With A Garage & Off Road Parking

Property Details.

Ground Floor

Entrance Hall

16' 3" x 8' 2" (4.95m x 2.49m) Entrance door to front aspect, stairs to first floor, radiator, wood effect laminate flooring, skylights, doors and access to:

Ground Floor Cloakroom/Utility

8' 8" x 4' 4" (2.64m x 1.32m) Window to front and side aspect, W.C, butler sink with tap over and storage under, worktop with space and plumbing under for washing machine and tumble dryer, zone controlled underfloor heating (electric)

Kitchen



17' 1" x 10' 3" (5.21m x 3.12m) A well-appointed high specification kitchen comprising of; a range of modern fitted base and eye level units with quartz worksurfaces over and drawers over, a full range of Siemens appliances ranging from; inset induction hob with extractor fan over, double oven (WIFI enabled main oven with self clean programme, second combi-oven with microwave and warming drawer beneath), fridge/freezer, dishwasher tiled splashback, breakfast bar with space for stalls under, tiled flooring with zone controlled underfloor heating (electric), inset stainless steel sink, drainer and mixer filter tap over, velux window, downlighter, counter lighting

Reception Room



19' 0" x 11' 2" (5.79m x 3.40m) Patio doors to rear aspect (leading to rear garden), communication points, radiator, inset cast iron log burner with slate heart, wood effect laminate flooring, open plan and access to:

Dining Room



11' 2" x 10' 0" (3.40m x 3.05m) Window to rear aspect radiator, wood effect laminate flooring

First Floor

First Floor Landing

13' 0" x 2' 8" (3.96m x 0.81m) Stairs to ground floor, loft access above (loft ladder and boarded for storage), access and doors to:

Property Details.

Master Bedroom



11' 4" x 10' 3" (3.45m x 3.12m) Window to rear aspect, radiator, overhead and bedside storage

Bedroom Two



11' 5" x 8' 0" (3.48m x 2.44m) Window to rear aspect, radiator, space for freestanding large wardrobe

Bedroom Three



8' 8" x 8' 4" (2.64m x 2.54m) Window to front, radiator

Family Bathroom



7' 5" x 5' 6" (2.26m x 1.68m) Tiled bathroom suite comprising of; window to front aspect W.C, vanity wash hand basin, bath with central mixer tap, shower cubicle with power shower, wall mounted heater towel rail & heated mirror, tiled floor with zone underfloor heating (electric)

Garage

17' 8" x 8' 8" (5.38m x 2.64m) An excellent storage space complete with; power, lighting and accessible via an electric roller door.

Outside, Garden & Parking



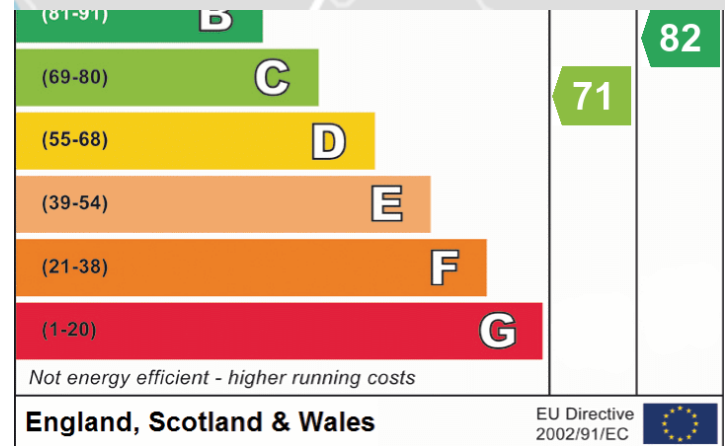
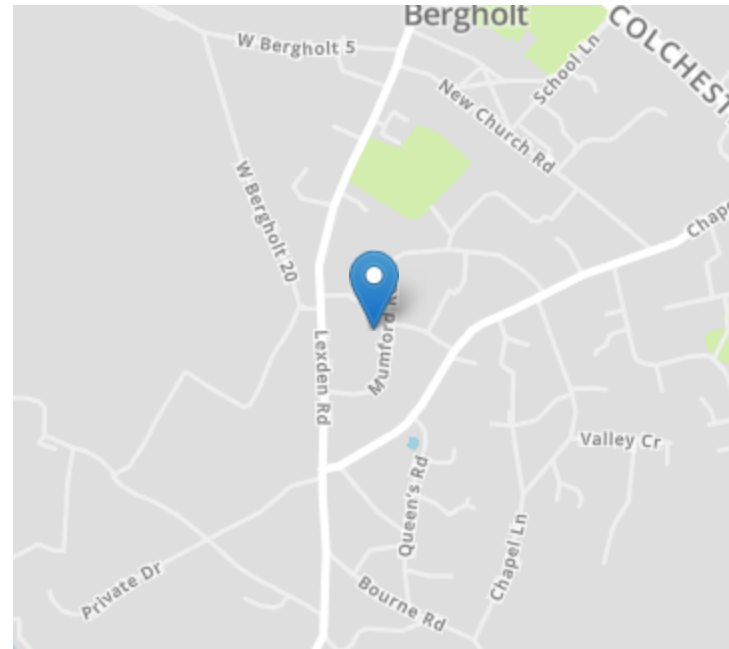
Outside, this home showcases a large and private enclosed rear garden, predominately laid to lawn and with a concrete path leading to the rear where a greenhouse and garden shed can be found. The garden is further enhanced with an outdoor tap and also features established flowerbed borders. Boundaries are formed by panel fencing and secure gated side access leads to the front of the property, leading to a private driveway offering off road parking. This home is further enhanced with a garage, featuring an electric roller door, power and lighting - offering the ideal place for additional storage.

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.