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- An Exceptional Three/Four Bedroom Semi-Detached Family Home
- Boasting A Wealth Of Both Reception And Bedroom Space Throughout
- Underfloor Heating To Ground Floor & Benefitting From Solar Panels
- Focal Kitchen/Dining/Family Room With High-Specification Finishes
- Spacious Ground Floor Study, Cloakroom & Utility Room
- Impressive Reception Room With Paraquet Style Flooring & Dual Aspect Windows
- Master Suite With Walk-In Dressing Room & Tiled Shower Room
- Two Further Excellent Double Bedrooms & Luxury Four Piece Second Floor Family Bathroom
- Meticulously Designed Landscaped Courtyard Style Garden
- Garage & Parking

### 3 Mcnally Mews, The Crescent, West Bergholt, Colchester, Essex. CO6 3DA.

**\*\*Guide Price £675,000 - £700,000\*\*** A very exciting opportunity to acquire a substantial three/four bedroom semi-detached family home boasting a wealth of both bedroom and reception space, evenly distributed across three generous floors, approaching 2200 SQFT and presented to market in turn-key order. Situated favorably in the ever-popular North Colchester village of West Bergholt, this beautiful home is within easy reach of an array of amenities such as a reputable family run pub 'The White Haart', a local co-operative store, West Bergholt Surgery, pharmacy and supported by a frequent bus network to Colchester's vibrant and historic city centre. Colchester's mainline station is a short drive away, offering links to London Liverpool Street within the hour and therefore ideal for working professionals also. This executive home offers truly does offer any prospective homeowner an idyllic village lifestyle, surrounded by picturesque rolling countryside.



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# Property Details.

## Ground Floor

### Entrance Hall

3.07m x 1.88m (10' 1" x 6' 2")

### Ground Floor W.C.

### Kitchen/Dining/Living Room



7.35m x 5.96m (24' 1" x 19' 7")

### Utility Room

4.24m x 2.6m (13' 11" x 8' 6")

## Study



2.81m x 2.47m (9' 3" x 8' 1")

## First Floor

### Landing

### Reception Room



5.75m x 5.78m (18' 10" x 19' 0")

### Master Bedroom



4.94m x 5.85m (16' 2" x 19' 2")

# Property Details.

## Walk-In Dressing Room



1.86m x 2.28m (6' 1" x 7' 6")

## Bedroom Three



4.06m x 4.41m (13' 4" x 14' 6")

## En-Suite Shower Room



1.88m x 1.86m (6' 2" x 6' 1")

## Family Bathroom



1.87m x 3.61m (6' 2" x 11' 10")

## Second Floor

### Second Floor Landing

### Bedroom Two



4.97m x 4.33m (16' 4" x 14' 2")

### Additional Information

Please be advised the large lawn area to the front, enclosed by a brick wall belongs to the property but does allow covenant use. 'The Crescent' also has a write to manage set up between residents. We advise all interested parties to confirm the legal set up with their appointed solicitor to prevent any discrepancy.

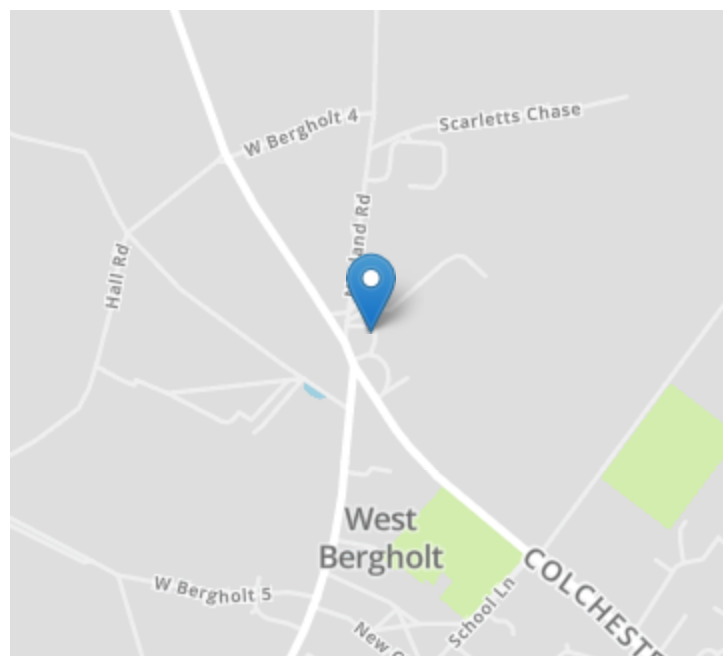
Please note three/four bedrooms is mentioned, as bedrooms are dependent on room uses.

# 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.