



- Stunning Three Bedroom Semi Detached Home
- Thoughtfully Extended, Dramatically Improving Original Layout
- Fabulous Open Kitchen/Dining/Family Room With Vaulted Ceiling
- Utility & Cloakroom
- Stylish Family Bathroom
- Three Well Portioned Bedrooms
- Generous Rear Garden
- Drive way And Garage
- Viewing Essential

## 16 Moss Way, West Bergholt, Colchester, Essex. CO6 3LJ.

**\*\*GUIDE PRICE £365,000-£385,000\*\*** Located in the highly sought-after village of West Bergholt with its excellent schooling, amenities and access to Colchester North Station, this stunning three-bedroom semi detached property offers spacious and versatile accommodation, ideal for modern family living. The property has been thoughtfully extended on the ground floor, dramatically improving its original, somewhat modest design and layout.

Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

### Reception Room



14' 11" x 10' 10" (4.55m x 3.30m)

### Kitchen



### Dining Area



10' 1" x 9' 4" (3.07m x 2.84m)

## Utility Room



5' 10" x 5' 1" (1.78m x 1.55m)

## First Floor

### Landing

### Master Bedroom



13' 0" x 8' 7" (3.96m x 2.62m)

### Bedroom Two



# Property Details.

## Bedroom Three



## Bathroom



5' 5" x 5' 10" (1.65m x 1.78m)

## Outside

### Garden

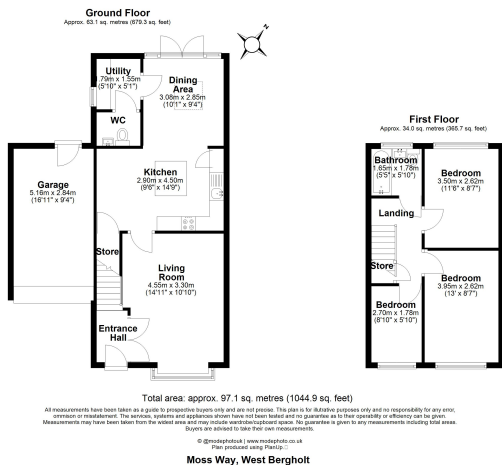


## Garage

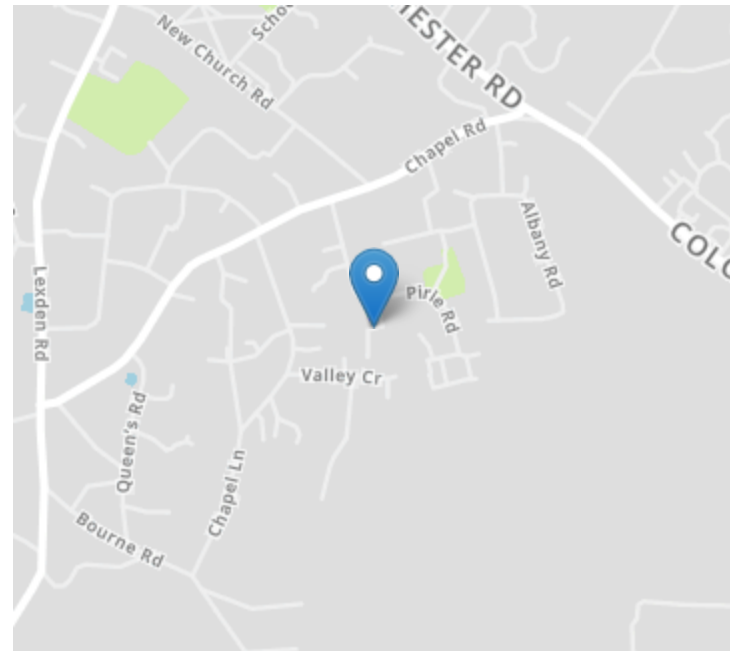
16' 11" x 9' 4" (5.16m x 2.84m)

# 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.