



- A Charming Three Bedroom Semi-Detached Cottage
- Favourable West Bergholt Village Location
- Within Easy Reach Of Excellent Schooling & Village Amenities
- Offering Unrestricted Picturesque Field Views
- Boasting An Exceptional Garden
- Offering A Wealth Of Off Road Parking
- Two Double Bedrooms & Sizeable Third Bedroom
- Traditional Style Kitchen With Butler Sink
- Well-Proportioned Reception Room With Inset Cast Iron Long Burner
- First Floor Family Bathroom

2 Bourn Cottages, Bourne Road, West Bergholt, Colchester, Essex. CO6 3EN.

****Guide Price £475,000 - £500,000**** An exclusive opportunity to purchase an established three bedroom semi-detached cottage, offering unrestricted & picturesque field views of Newbridge Hill valley. A quaint and charming cottage that offers idyllic village living, with the family run 'The Queens Head' within close distance, as well as a local co-operative store, pharmacy and an excellent primary school - Heathlands. This property boasts a stunning private garden, with the plot measuring a total of 0.16 acres and offers the perfect place for both peaceful reflection and entertaining.



Property Details.

Ground Floor

Kitchen



4.98m x 3.37m (16' 4" x 11' 1") A fitted kitchen comprising of; a range of base and eye level fitted units with oak worksurfaces over, inset ceramic sink with mixer tap over, range style cooker with extractor fan over, inset dishwasher fridge/freezer, washing machine, inset spotlights/kick board lighting, entrance door to front aspect, glazed door to side aspect (providing access to rear garden), stairs rising to first floor, window to rear aspect, door and access to:

Reception Room



3.29m x 4.85m (10' 10" x 15' 11") Window to front aspect, patio doors to rear aspect, communication points, inset cast iron log burner with mantle & hearth

First Floor

Landing

Window to front aspect, stairs to ground floor, doors and access to:

Master Bedroom



3.56m x 2.95m (11' 8" x 9' 8") Window to rear aspect, inset storage cupboard, radiator

Bedroom Two



2.87m x 3.4m (9' 5" x 11' 2") Window to rear aspect, radiator

Property Details.

Bedroom Three



2.3m x 2.6m (7' 7" x 8' 6") Window to front aspect.
radiator

Family Bathroom



Window to side aspect, rolltop bath with shower
hose attachment, W.C, vanity wash hand basin

Outside, Garden & Parking



As mentioned before, this home commands an exceptional plot and offers uninterrupted field views, as far as the eyes can see. The garden features a raised decking area, ideal for a large outdoor dining table and a seating area is covered by a timber pergola. The remainder of the garden is predominately laid to lawn, with an array of mature shrubs and plants throughout, with hedge borders. Further enhancements include a summer house and garden shed(s). To the front, off road parking is offered in abundance on a private driveway.

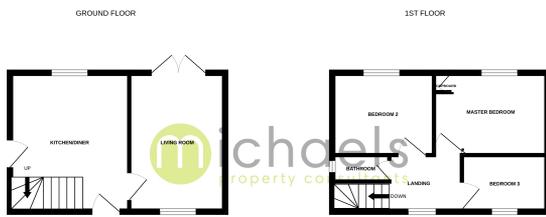
Additional Information

Please be advised that our sellers have advised us that they have approved planning for an impressive single story rear extension, of which details can be found on the Colchester Borough Council Website under application number 200852.

We advise all interested parties to confirm this information with their respective solicitor, if of interest.

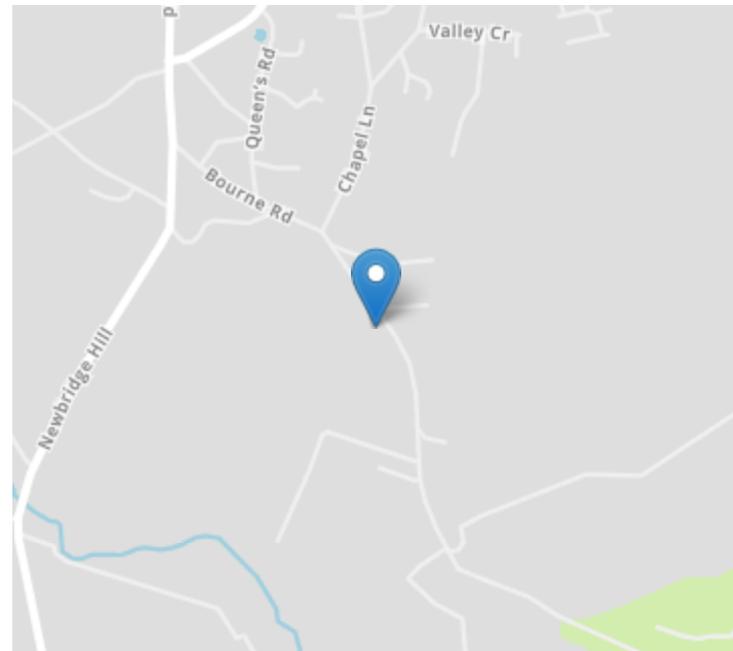
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of space, volume, areas and any other data are approximate and do not necessarily conform to any other plan or plan submitted. The plans are for general guidance only and should not be used as a basis for any purchase or other transaction. The services, systems and appliances shown may not have been tested and are provided as a guide only. For more information, please contact the agent.

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.