



- Residing In East Bergholt
- Three Bedroom Terraced Bungalow
- Private & Enclosed Landscaped Rear Garden
- Impressive Reception Room
- Parquet Flooring & Tiled Finshes
- Newly Renovated Cottage Inspired Kitchen
- Three Well-Proportioned Bedrooms
- Heritage Style Shower Room
- Garage & On Road Parking

68 Broom Knoll, East Bergholt, Colchester, Suffolk. CO7 6XN.

****Guide Price £300,000 - £325,000**** Residing in East Bergholt, in the picturesque Babergh District of Suffolk resides this excellent three bedroom terraced bungalow. This property is set within an ideal location between Colchester and Ipswich, whilst having closer access to the beautiful villages of Dedham and Flatford set in the constable country. Overlooking a greensward, this beautiful bungalow is positioned within a peaceful and pleasant residential neighbourhood. East Bergholt High School is a short distance away, whilst there is also a range of village amenities, village pubs and scenic walks close by. A completely renovated property that has been personally designed and finished to a high standard, suitable for all needs and offers generous reception and bedroom space throughout- this home is not to be missed.



Property Details.

Ground Floor

Entrance Porch

5' 5" x 2' 9" (1.65m x 0.84m) Entrance door to front aspect, parquet flooring, glazed internal door to:

Reception Room



16' 5" x 11' 1" (5.00m x 3.38m) Window to front aspect, radiator, communication points, door and access to;

Kitchen



11' 8" x 11' 9" (3.56m x 3.58m) Window to rear aspect, parquet flooring, a variety of fitted base and eye level units with work surfaces over, tiled splash back, inset oven and grill with four ring hob and extractor fan over, integrated washing machine, fridge/freezer, sink, drainer and tap over, concealed gas boiler, breakfast bar, glazed door to rear aspect leading to rear garden

Inner Hall

Airing cupboard, doors and access to:

Master Bedroom



10' 1" x 16' 7" (3.07m x 5.05m) Window to front aspect, inset storage, radiator

Bedroom Two



12' 3" x 9' 9" (3.73m x 2.97m) Window to rear aspect, radiator, inset storage

Property Details.

Bedroom Three



13' 6" x 6' 5" (4.11m x 1.96m) Window to front aspect, radiator, inset storage

Shower Room



8' 10" x 5' 7" (2.69m x 1.70m) Window to rear aspect, wall mounted towel rail, W.C, wall mounted wash hand basin, walk in double-width shower cubicle with drench rain head and tiled wall surround, tiled floor, inset spotlights, extractor fan

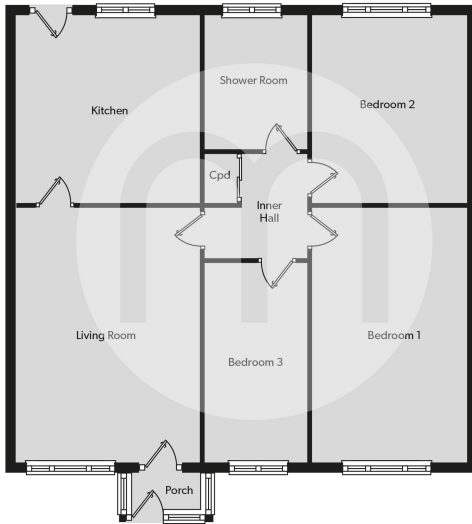
Outside, Garden & Parking



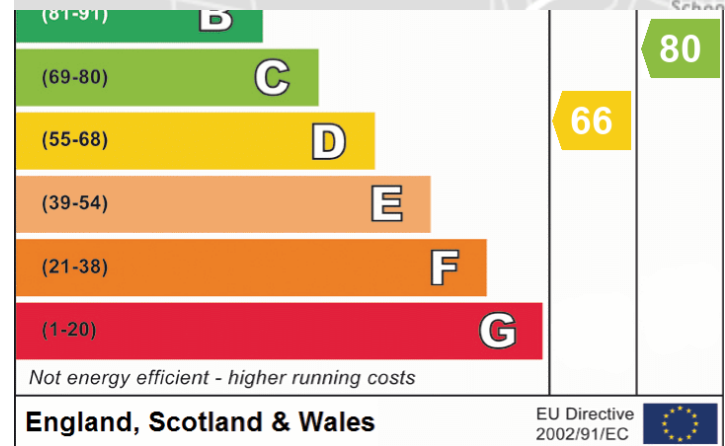
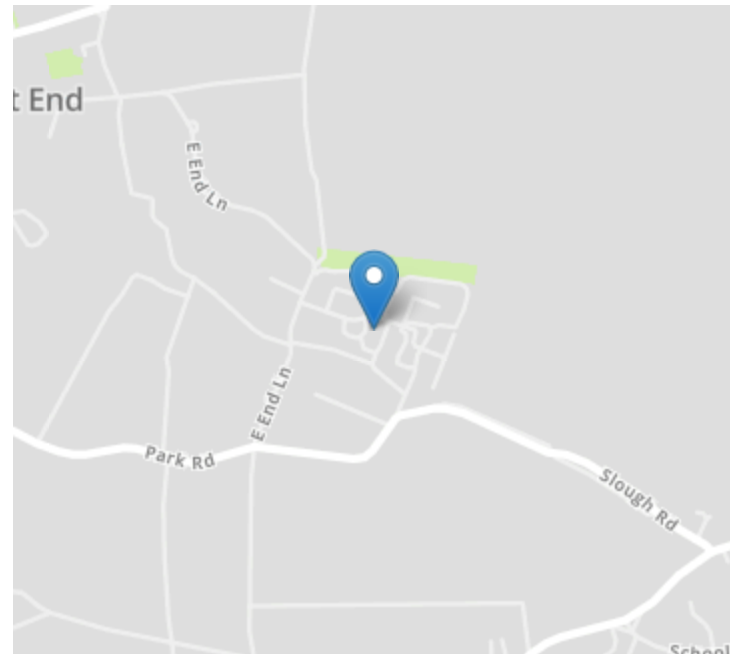
Outside, a private and enclosed landscaped rear garden awaits. The garden commences with a newly laid patio - the ideal space for outdoor seating and dining furniture. Further features include; flower beds, garden access to the garage, panel fencing and secure gated rear access. Parking is available to the front of the property, on road for both residents and visitors without restrictions.

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.