



- Occupying A Pleasant Position In The Sought After Village Of West Bergholt
- Upgraded & Improved Throughout In It's Much Cherished Ownership
- Downstairs Cloakroom With Vanity Basin
- High Specification Kitchen
- Large & Inviting Reception Room
- Sun Room
- Two Double Bedrooms & Well-Proportioned Single Bedroom
- First Floor Family Bathroom
- Luxury Tiled En-Suite Shower Room
- Garden, Garage & Parking
- No onward chain

## 11 Maltings Park Road, West Bergholt, Colchester, Essex. CO6 3SG.

**\*\*Guide Price £365,000 - £385,000\*\*** Michaels Property Consultants are proud to offer to the open market this improved and enhanced three bedroom semi-detached family home, pleasantly positioned in a peaceful residential neighbourhood in the popular village of West Bergholt and offered to the market with no onward chain. Within the village, you'll find a variety of local amenities, including a highly regarded primary school - Heathlands Primary, a post office, co-operative store and a number of reputable pubs, serving as social hubs for village life. West Bergholt is well-connected by road, with easy access to the A12, making it a desirable location for those commuting to London or Ipswich. It is also a short drive from Colchester's North Station offering direct links to London Liverpool Street within the hour, as well as Colchester's vibrant and historic city centre.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, doors and access to:

### Downstairs Cloakroom

Window to front aspect, radiator, vanity wash hand basin, W.C., radiator, part tiled walls

### Kitchen



10' 2" x 8' 3" (3.10m x 2.51m) A modern fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, inset sink and drainer with spray hose tap over, inset double oven, inset four ring gas hob with extractor over, space and plumbing under counter for appliances, tiled splashback, kickboard lighting, window to front aspect

### Reception Room



17' 0" x 15' 2" (5.18m x 4.62m) Window to rear aspect, doors to sun room, wood effect flooring, radiator(s)

## Sun Room



13' 4" x 8' 6" (4.06m x 2.59m) Windows to rear aspect, patio doors to rear garden, radiator

## First Floor

### Landing

Stairs to ground floor, radiator, loft access above, airing cupboard, doors and access to:

### Master Bedroom



11' 3" x 8' 11" (3.43m x 2.72m) Window to front aspect, radiator, inset wardrobes, door and access to:

### En-Suite Shower Room

Shower cubicle with full height tiling, vanity basin, W.C., chrome wall mounted towel rail, further tiled walls, window to front aspect

# Property Details.

## Bedroom Two



10' 9" x 7' 9" (3.28m x 2.36m) Window to rear aspect, radiator

## Bedroom Three



7' 4" x 7' 0" (2.24m x 2.13m) Window to rear aspect, radiator

## Family Bathroom



Panel bath with shower over and screen, wash hand basin, W.C., wall mounted chrome radiator, window to side aspect

## Outside, Garden, Garage & Parking



Outside, its owners enjoy a private and enclosed rear garden, starting with an expansive patio area that is ideal for outdoor dining and seating furniture. The remainder is predominately laid to lawn and features an array of mature shrubs and hedges throughout, whilst boundaries are formed by panel fencing. Access via a garden door leads to the garage where the boiler can be found, additional storage and an electric roller door leads out on to a private driveway, offering off road parking.

## Additional Information

Our clients have also informed us that the boiler has recently been replaced.

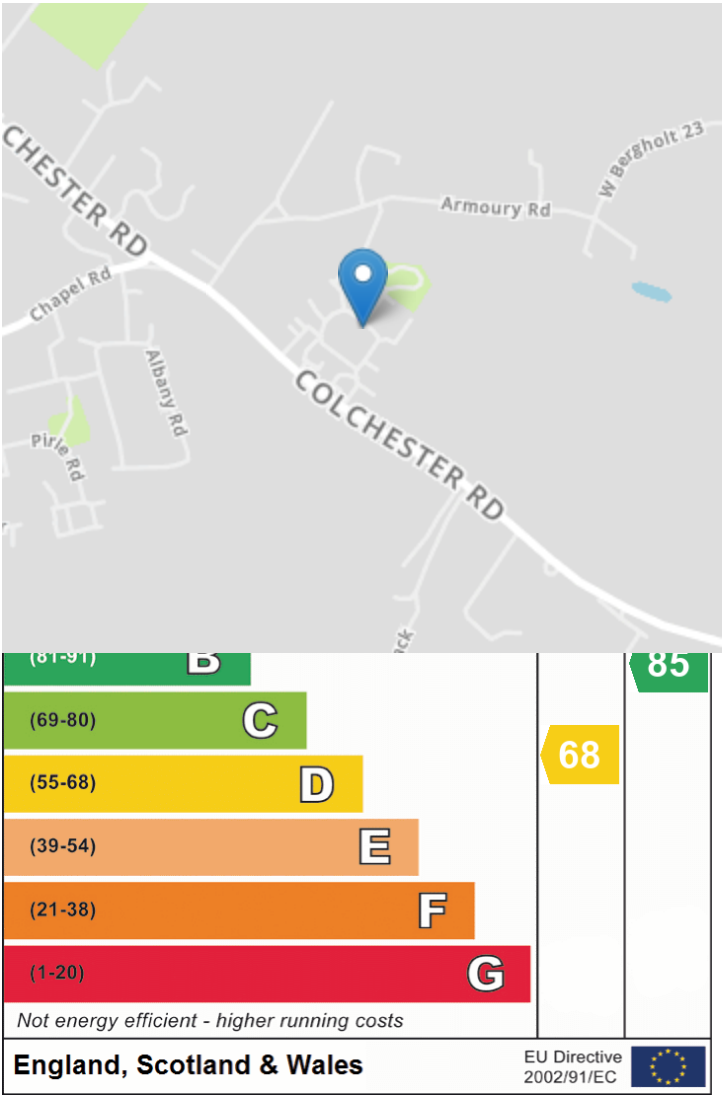


# Property Details.

## 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.