



- Exceptional Semi Detached Home
- West Bergholt Village
- Excellent Schooling
- Reception Room
- Modern Fitted Kitchen
- Three/Four Bedrooms
- Ensuite to Master And Family Bathroom
- Low Maintenance Rear Garden

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

This three/four bedroom semi-detached family home is an exceptional addition to the market and is presented to an excellent standard throughout. Positioned in the sought after village of West Bergholt, within striking distance of one of the towns finest primary schools, Heathlands Primary, this home offers versatile living with three/four well proportioned bedrooms dependant on use. Further highlights of this home include a modern fitted kitchen, excellent size reception room on the ground floor, downstairs cloak room, fully tiled contemporary family bathroom suite and a low maintenance rear garden.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to side aspect, tiled floor, stairs to first floor, under stairs storage cupboard, underfloor heating, further doors to:

### Downstairs Cloakroom

Tiled Floor, Low Level W.C, vanity wash hand basin, inset spotlights

### Dining Room/Living Room



16' 3" x 14' 7" (4.95m x 4.44m) sash bay window to front and sash window to side aspect, variety of telephone and television ariel points, engineered wood flooring, inset spotlights, underfloor heating

### Kitchen



11' 4" x 10' 7" (3.45m x 3.23m) Variety of modern fitted base and eye level units with quartz working surfaces over and glass splash backs, inset five ring gas hob with extractor fan over, inset stainless steel sink, mixer tap and drainer, inset electric fan assisted oven and grill, fridge/freezer, washing machine and dishwasher, down lighters, French doors to rear aspect, feature centre island with quartz working surfaces over, tiled floor, underfloor heating

## First Floor

### First Floor Landing

Stairs to ground floor and first floor, inset spotlights, radiator, airing cupboard, further doors to:

### Family Bathroom



engineered wood flooring, low level W.C, wall mounted feature mirror, wall mounted wash basin, inset over sized bath with tiled wall/panel finish with screen over and inset wall mixer tap with hot/cold taps and shower head over, chrome wall mounted towel rail, inset spotlights, window to rear aspect,

### Living Room/Bedroom Three



14' 7" x 12' 8" (4.44m x 3.86m) sash window to front and side aspect, variety of television and telephone points, radiator

# Property Details.

## Bedroom Two



10' 1" x 11' 4" (3.07m x 3.45m) sash window to rear aspect, radiator, engineered wood flooring

## Second Floor

### Second Floor Landing

Stairs to first floor, loft hatch above, smoke alarm, inset spotlights, further doors to:

### Bedroom Three

9' 1" x 12' 7" (2.77m x 3.84m) sash window to rear aspect, wall to wall built in wardrobes with retractable door, inset spotlights

### Master Bedroom



14' 8" x 15' 2" (4.47m x 4.62m) Engineered wood flooring, sash window to front and side aspect, radiator, spotlights, door to:

## En-Suite Bathroom



Tiled floor, wall mounted wash basin with tiled splash backs, low level W.C, tiled floor and tiled walls, walk in shower cubicle with tiled wall finish and inset ceiling drench rain head, inset spotlights, extractor fan

## Garden & Parking



To the rear of the property, accessed via French doors from the kitchen, the rear private garden can be found which is landscaped to a low maintenance design with a small patio area. The gardens boundaries are formed by a handsome brick wall and panel fencing. An array of mature shrubs and plants can be found also. There is a gate providing rear access to the property, of which leads to two allocated parking spaces to the rear. There is also a sizeable front garden, providing privacy from the main road to the front.

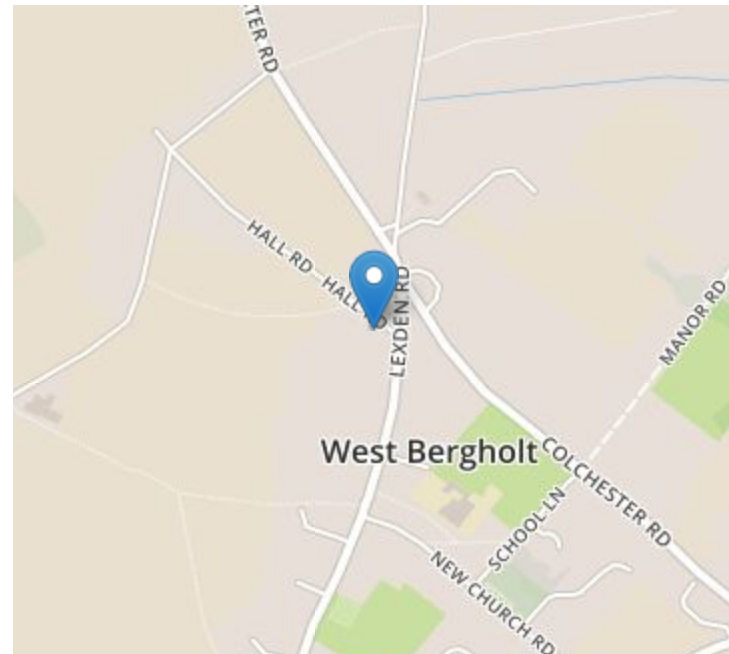
# Property Details.

## Floorplans

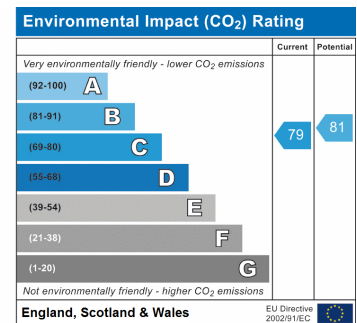
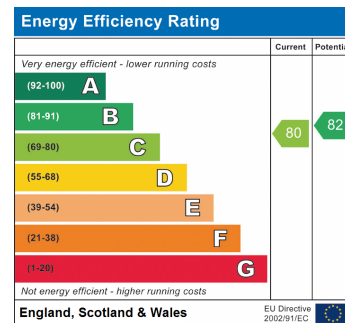


Not to Scale.  
For Illustrative Purposes Only.

## 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.