



Jackson & Co

Pirie Road

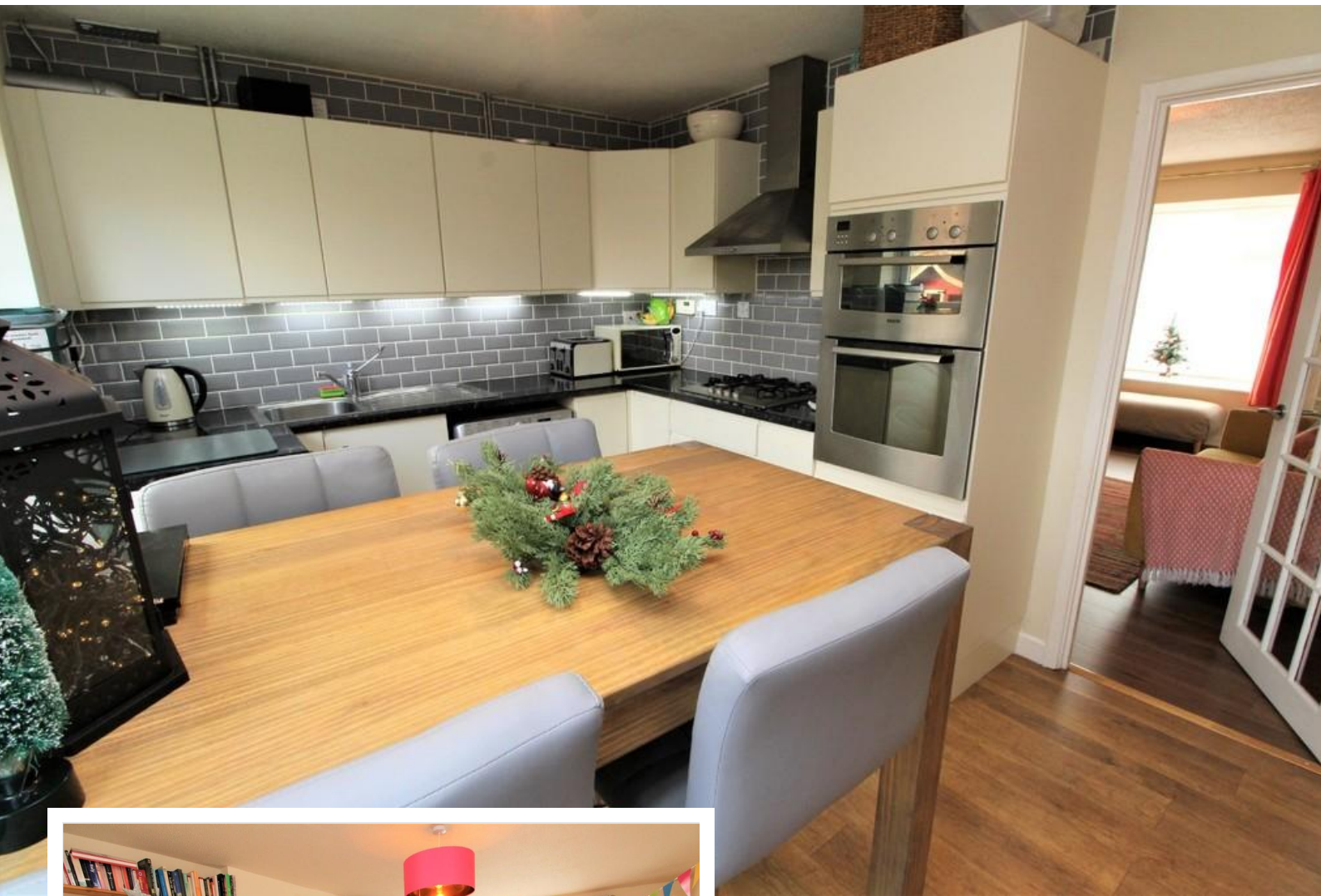
West Bergholt, Colchester, CO6 3TA

- DETACHED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- LOUNGE
- 22' DINING ROOM/PLAYROOM

Guide Price £340,000

EPC Rating 'TBC'





Property Description

OVERVIEW

A well presented four bedroom detached family home situated in this pleasant and popular village of West Bergholt. The property offers great accommodation for the growing family and is within catchment for Heathlands Primary School and the Stanway Secondary School. The property is in close proximity to Colchester North Station offering rail links to London Liverpool Street, Ipswich and Norwich and also is a short drive to the A12 heading London bound. Within the village there is a Cooperative store, Doctors surgery, dispensing chemist, convenience store and two public houses.

ENTRANCE HALL

With double glazed entrance door, stairs to the first floor, radiator, double doors to the lounge.

LOUNGE

14' 11" x 11' 1" (4.55m x 3.38m) Double glazed box bay window to the front, TV point, doors to:



DINING ROOM/PLAY ROOM

22' 10" x 9' 5" (6.96m x 2.87m) Double glazed window to the front, sliding double glazed doors to the rear garden, two radiators.

KITCHEN

14' 8" x 9' 3" (4.47m x 2.82m) Recently fitted with a range of modern units and work surfaces with cupboards and drawers under. Built in four ring gas hob, eye level oven and grill, integrated slimline dishwasher, plumbing for washing machine, stainless steel sink unit, good range of wall cabinets, double glazed door and window to the rear garden, under stairs cupboard, radiator.



LANDING

Access to the loft space, double glazed window to the side, over stairs cupboard.

BEDROOM ONE

11' 3" x 9' 4" widening to 14'8 (3.43m x 2.84m) Double glazed window to the front, built in wardrobes, radiator.

ENSUITE

Comprising of corner shower cubicle, low level WC, hand basin with mixer taps, double glazed window to the front.

BEDROOM TWO

11' 2" x 9' 6" (3.4m x 2.9m) Double glazed window to the rear, radiator.

BEDROOM THREE

11' 3" x 9' 6" (3.43m x 2.9m) Double glazed window to the front, radiator.

BEDROOM FOUR

8' 5" x 7' 8" (2.57m x 2.34m) Double glazed window to the rear, radiator.

BATHROOM

Fitted with a modern three piece suite in white comprising of panelled bath with shower over, low level WC, hand basin, double glazed window to the rear.



OUTSIDE

The garden to the rear of the property is mainly laid to lawn with barked play area, enclosed by fencing with gated side access to the front. At the front of the property there is a driveway leading to the garage with up and over door.





Illustration for identification only - not to scale
 square footage shown is approximate
 Made with Visual Floor Planner
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