Fenn Wright
THE HOME OF PROPERTY



3 Carriers Court, East Bergholt, Colchester, Suffolk, CO7 6GB

Offers In Excess Of: £475,000 Subject to Contract Freehold

Situated in the popular village of East Bergholt is this spacious detached bungalow benefitting from four bedrooms with en-suite to master, off road parking, garage and a private rear garden.

- East Bergholt
- Spacious detached bungalow
- Four bedrooms
- Kitchen/diner
- Lounge
- En-suite and family bathroom
- Off road parking and garage
- Private rear garden

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The property welcomes you into an entrance hallway with laminate flooring, two radiators, door to a pantry and airing cupboard and a door leading bedroom three which is fitted with a double glazed window to the front, radiator and built in wardrobes.

The entrance hall also gives way to the kitchen/diner which is fitted with tiled flooring, two radiators, inset spotlights, extractor fan over hob, oven, dishwasher, space for a washing machine and a fridge freezer, two double glazed windows to the rear and two double glazed windows to the side, French doors leading to garden, boiler, partly tiled walls. Double doors from the kitchen lead into the lounge which is fitted with laminate flooring, two double glazed windows to the side and French doors opening out to the garden, fireplace and a radiator.

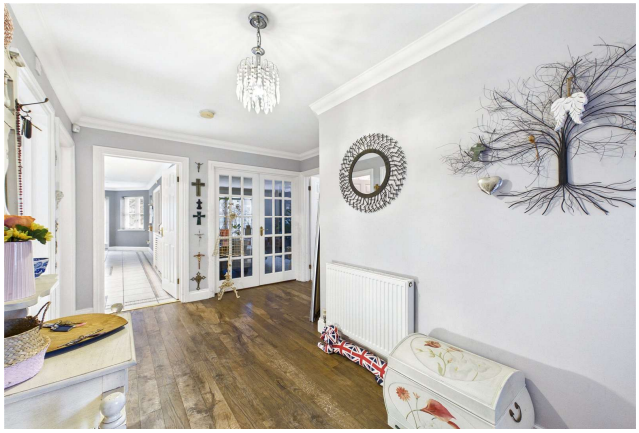
Bedroom two is fitted with built in wardrobes, radiator, double glazed window to the front. Bedroom four has a radiator, storage cupboard and a double glazed window to the front. The family bathroom has an obscure double glazed window, panel enclosed bath with mixer taps, W.C and a wash hand basin.

Opposite bedroom four is the master bedroom which is fitted with a double glazed window to the rear, radiator and built in wardrobes with a door leading to the en-suite facilities comprising double glazed window to the side, partly tiled walls, W.C, wash hand basin, shower cubicle, radiator, spotlights and an extractor fan.

Outside

The property is approached via a block paved driveway providing off road parking and in turn leads to the garage with two timber doors with power and light connected and personal door to the rear garden.

The rear garden commences with a patio area with pergola over, area of lawn and the garden is enclosed by wood panel fencing. There is small decking and gravel area and a side garden ideal for a shed with gated pedestrian access to the front.

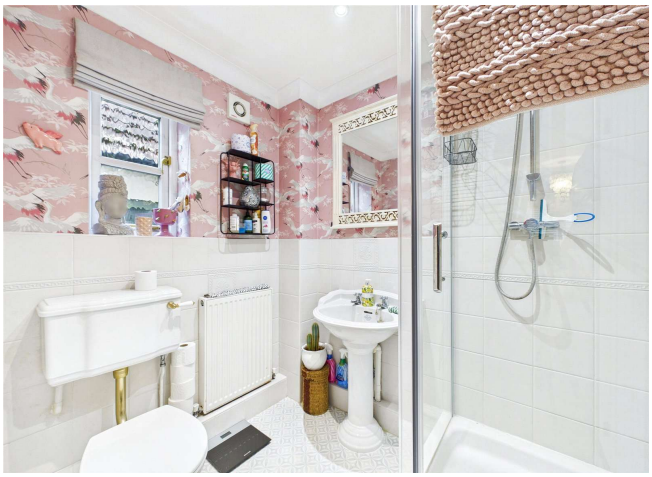




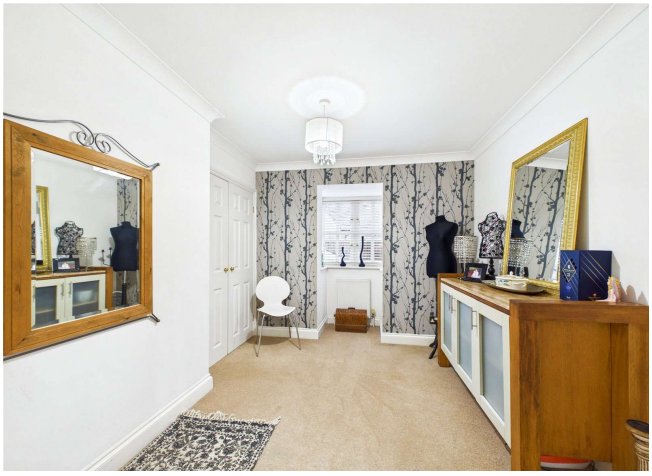


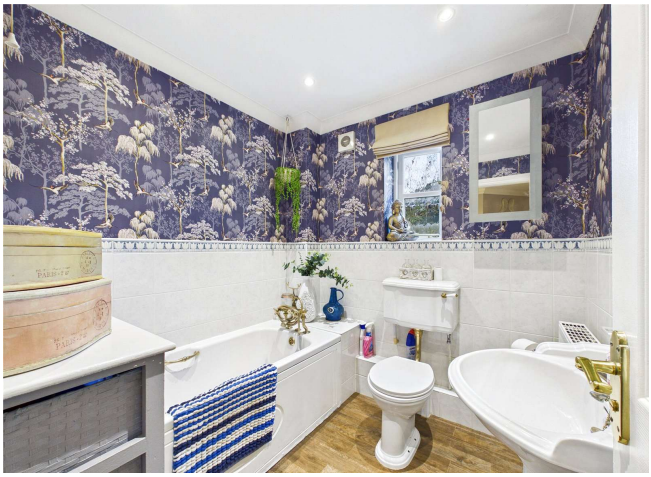

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Location
East Bergholt is one of the largest villages in the Stour Valley region and is approximately 10 miles North of Colchester, 8 miles South of Ipswich and approximately 3 miles from Manningtree with its range of shopping facilities and mainline railway station to London Liverpool Street. The village also has a primary school and secondary school. East Bergholt is also famously known to be the birthplace of John Constable with Flatford Mill and Dedham both within a short drive.

Important information
Council Tax Band - E
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - D
Ref - MAN260021/BW

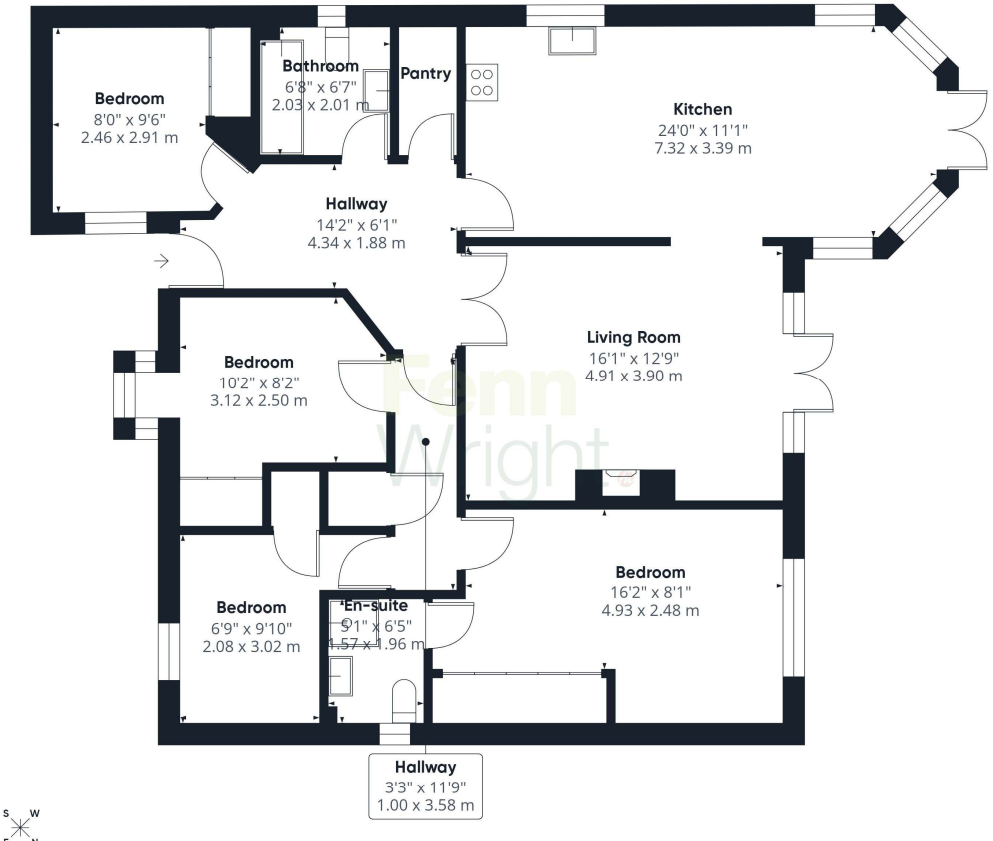
Directions
Please use the postcode CO7 6GB for SatNav.





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East Bergholt
Colchester, CO7 6GB



Approximate total area(1)
1167 ft²
108.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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