Fenn Wright
THE HOME OF PROPERTY



# 27 Chaplin Road, East Bergholt, Colchester, Suffolk, CO7 6SR

## Offers in excess of: £450,000 Subject to Contract Freehold

A beautifully positioned three-bedroom detached bungalow, tucked away at the end of a quiet cul-de-sac in the village of East Bergholt. Set on a generous and private corner plot, the property enjoys mature wraparound gardens and a wonderful sense of peace and seclusion.

The accommodation includes a spacious living room flowing into a bright sunroom overlooking the garden, a kitchen, and three versatile bedrooms, one currently arranged as a dining room. A family bathroom and separate WC complete the layout.

- Detached bungalow
- Three bedrooms (one currently used as dining room)
- Spacious living room & sunroom
- Kitchen with potential to extend
- Utility room
- Family bathroom & separate WC
- Garage & off-road parking

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The property welcomes you into a bright entrance hall, offering a practical yet inviting space with access to the principal rooms and a natural flow throughout the home.

The living room is a spacious and comfortable setting, centred around a feature fireplace and filled with natural light, creating a warm and relaxing environment. This space flows seamlessly into the sunroom, enhancing the sense of openness.

The sunroom is a particularly appealing feature, enjoying a pleasant outlook over the garden and flooded with natural light, providing an ideal space ideal for both relaxing and entertaining.
The kitchen is fitted with a range of traditional units and work surfaces, offering ample storage and workspace, with views towards the garden and scope to personalise.

The utility room is a practical addition, with space for appliances and direct access to the garden, ideal for everyday use.

Bedroom one is a well-proportioned double room positioned to the front of the property, offering a calm and comfortable retreat with plenty of natural light.

Bedroom two overlooks the garden and provides a peaceful setting, making it ideal as a guest room or study.

Bedroom three is currently arranged as a dining room, featuring a bright front aspect and offering excellent flexibility to suit a variety of needs.

The bathroom is attractively finished with contemporary tiling and fitted with a bath and shower over, complemented by a wash basin and WC, creating a clean and modern space.

A separate WC adds further convenience for family living and guests.

## Outside

The property enjoys a generous wraparound garden and patio, mainly laid to lawn with mature planting, offering privacy and a pleasant setting.

A driveway provides off-road parking for multiple vehicles and leads to a single garage, offering additional storage or secure parking space.























## Location

The historic village of East Bergholt is home to acres of countryside and woodland whilst sitting half way between Colchester and Ipswich with excellent travel connections and a short drive to the quayside villages of Manningtree & Mistley. The village boasts a primary and high school, sports centre, pharmacy, cafe, Co-op store and the Lion Brasserie, with ample further amenities close by.

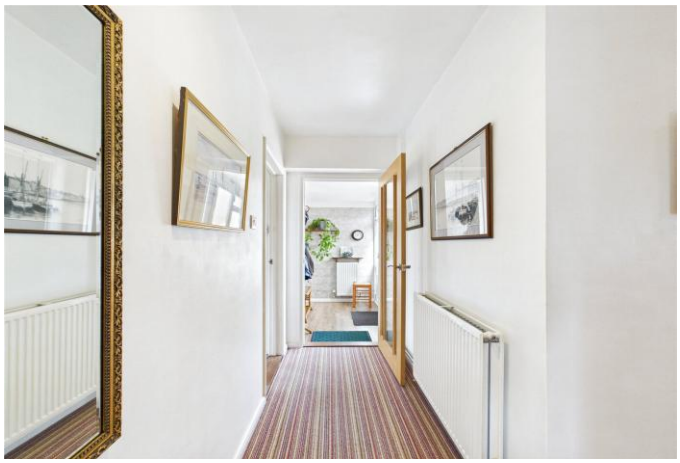
## Important information

Council Tax Band - D
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - D
Ref – MAN260086/MC

## Directions

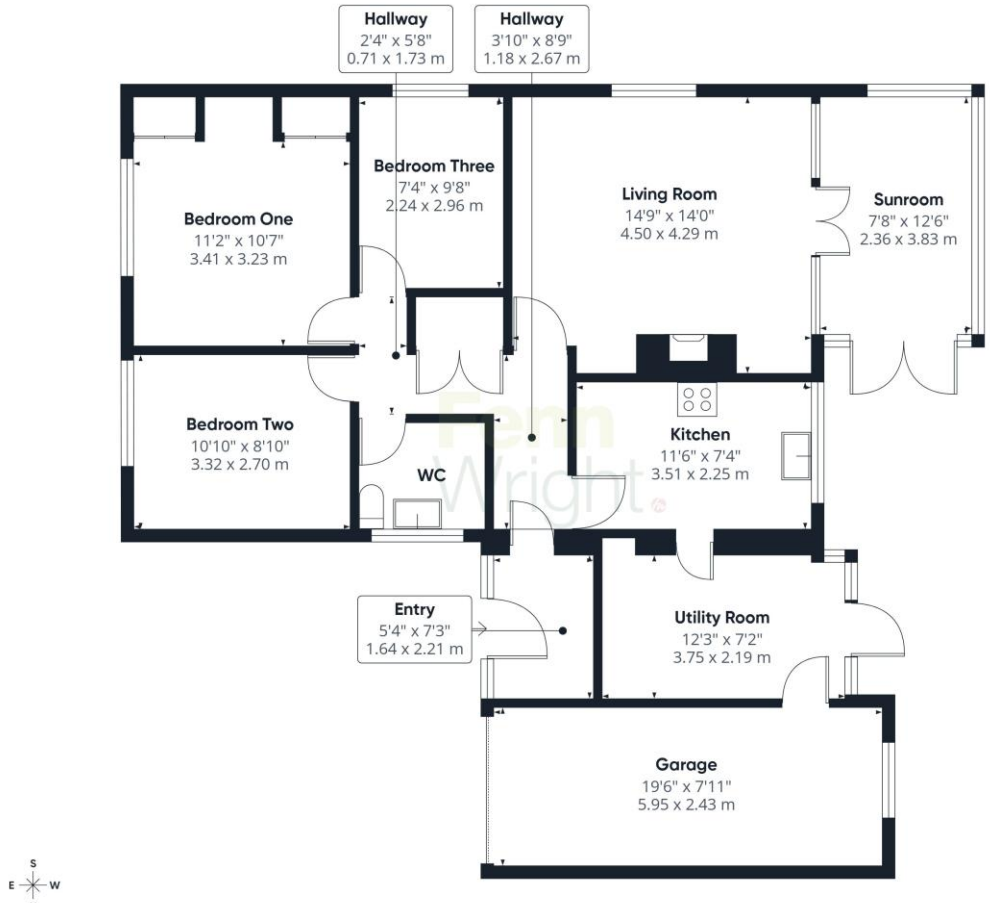
Please use the postcode CO7 6SR for SatNav.





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# East Bergholt
# Colchester, CO7 6SR




Approximate total area(1)

1072 ft²

99.7 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.

GIRAFFE360


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