

Fiddlers Lane, East Bergholt

£360,000

Property Overview

A well-presented three-bedroom detached home, ideally situated within the ever-popular village of East Bergholt. The property offers well-balanced accommodation arranged over two floors, making it an ideal choice for a range of buyers, including families, couples and those looking to enjoy village life.

The ground floor accommodation begins with a welcoming entrance hallway, providing access to the principal rooms and featuring a useful cloakroom/WC. The spacious living room is a comfortable and inviting space, with a feature fireplace creating an attractive focal point, while doors open directly onto the enclosed rear garden, allowing the garden to become an extension of the living space during the warmer months.

The kitchen/dining room provides a sociable and practical area for both everyday family life and entertaining, with space for a dining table and chairs. A separate utility room provides useful additional storage and workspace and adds to the practicality of the ground floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, providing a degree of privacy and convenience, while the remaining two bedrooms are served by a family bathroom.

Outside, the property benefits from an enclosed rear garden, offering a private space for outdoor dining, entertaining or simply relaxing. To the rear, there is also off-road parking for two cars, providing convenient parking away from the road.

























- THREE BEDROOM DETACHED HOME
- KITCHEN DINING ROOM
- LIVING ROOM WITH DOORS TO THE REAR GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- OFF-ROAD PARKING
- UTILITY ROOM
- VIEWING ADVISED

Property Setting:
East Bergholt is set in the sought-after Dedham Vale. The village is much admired and well known for its connections with John Constable, the renowned painter, it is well catered for with good local facilities including a general store, post office, bakery, chemist, church, schools and several public houses.

East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks. The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping and educational facilities and the commuter can take advantage of mainline train services to London's Liverpool Street Station from both Manningtree and Colchester.

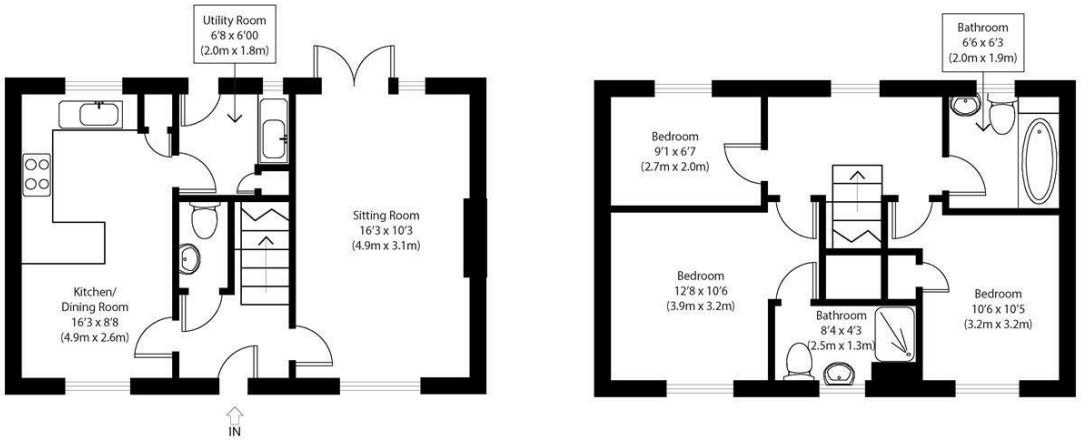
There are excellent recreational facilities in the area including sailing on the Orwell, Deben, Colne and Stour, golf courses at Stoke by Nayland, Colchester and Woodbridge.

This property is being part exchanged through Move Plus. By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Additional charges (if applicable):
• £25 + VAT per giftor

Agents notes:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains Gas, Electric, Water & Drainage
Heating – Via Gas Boiler
Telephone Coverage - EE - 85% / Three - 82% / o2 - 75% / Vodafone - 74%
Broadband - Ultrafast broadband is available

Floor Plan



Ground Floor

First Floor

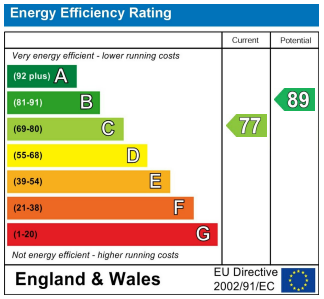
Approximate Gross Internal Area
880 sq ft (82 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Area Map



Energy Efficiency Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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