

Askins Road, East Bergholt

£600,000

Property Overview:

Chamberlain Phillips are delighted to present this exceptional newly built detached home, set within the highly sought-after village of East Bergholt.

Carefully designed and finished to an impressive standard, the property combines traditional architectural character with a contemporary, energy-efficient specification. Internally, the accommodation has been created with modern family living in mind, with high-quality finishes, generous proportions and a strong emphasis on light, comfort and practicality.

At the heart of the home is a beautifully appointed painted Shaker-style kitchen, individually designed with quartz work surfaces and splashbacks, a farmhouse-style ceramic sink and an Abode boiling-water tap. A comprehensive range of integrated Neff appliances includes a Slide & Hide oven, combination oven and microwave, warming drawer, dishwasher and induction hob, together with an integrated fridge, freezer and under-counter wine cooler.

A separate utility room provides coordinating cabinetry and work surfaces, along with a stainless-steel sink, washing machine and tumble dryer.

The interiors are enhanced by natural oak veneer panelled doors, smooth plastered ceilings with coving, underfloor heating throughout the ground floor and a combination of limestone tiling and engineered oak flooring. The principal bedroom also benefits from a fitted walk-in wardrobe with a mixture of hanging and shelving space.

The bathroom and en-suite facilities are finished with contemporary RAK Ceramics sanitaryware, Grohe brassware and thermostatic showers, complemented by extensive ceramic tiling, illuminated mirrors, shaving points and chrome heated towel rails.





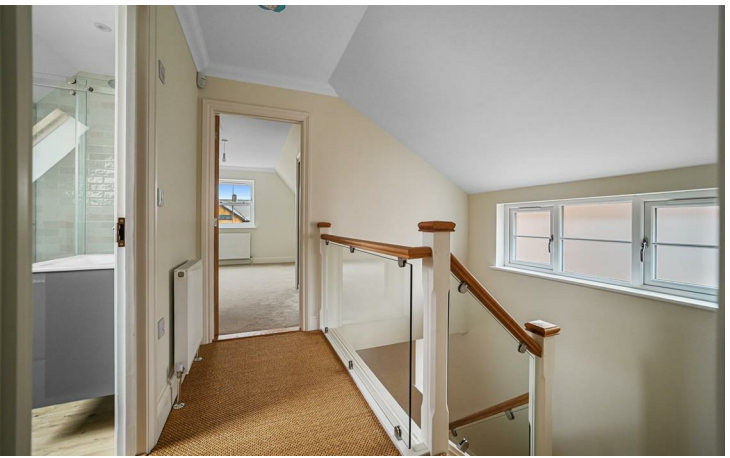














The property has also been designed with energy efficiency firmly in mind, incorporating a Samsung air-source heat pump, 4kW solar photovoltaic panels with 10kW battery storage, double-glazed windows and an electric-vehicle charging point. Fibre-to-the-home broadband, a fitted burglar alarm and a ten-year NHBC Buildmark warranty provide further convenience and peace of mind.

Outside, the landscaped gardens are planned to include extensive lawned areas, established planting, Indian sandstone pathways and patios, composite decking, external power and a water supply. A substantial garden room, measuring approximately 4.8m x 3.5m and equipped with power and lighting, provides an ideal home office, studio, gym or entertaining space.

East Bergholt is one of the area's most desirable villages, renowned for its attractive countryside setting, strong community, local schooling and excellent access to the Dedham Vale. The village offers a wide range of everyday amenities, while Manningtree station provides mainline rail services to London Liverpool Street.

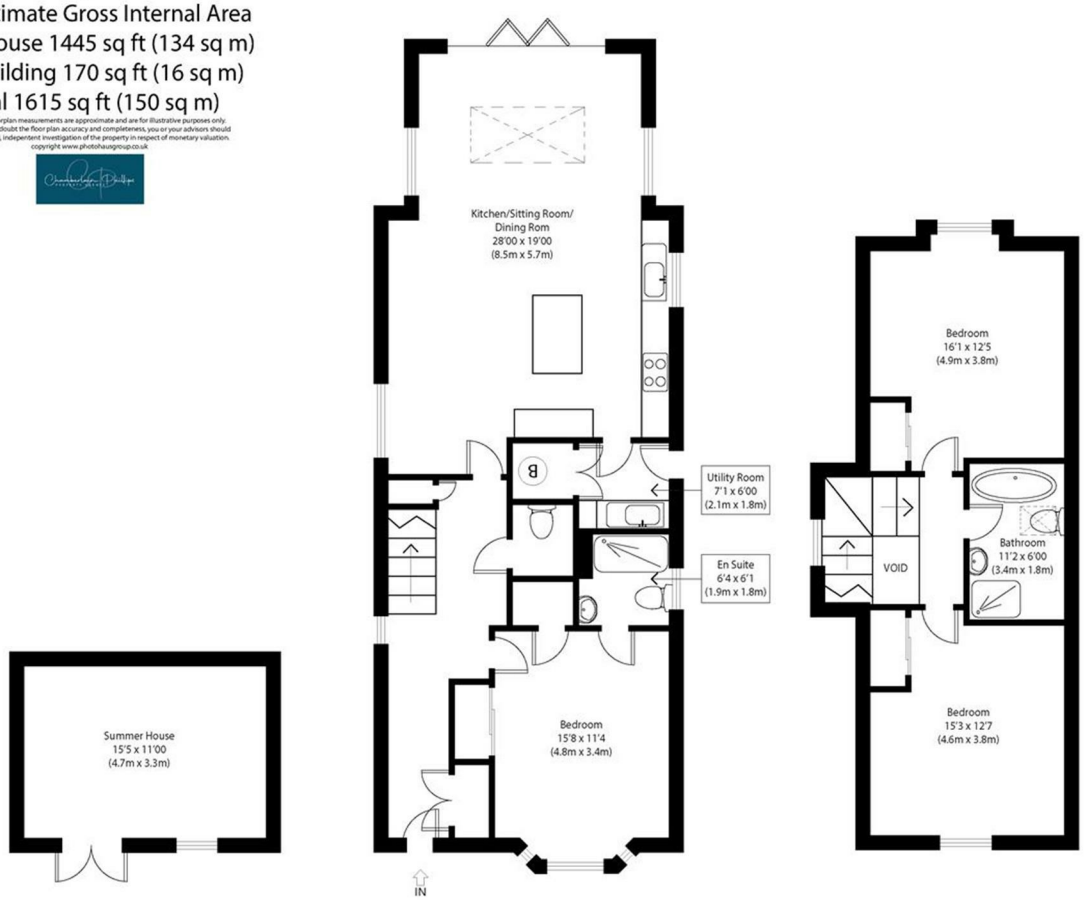
A beautifully crafted and highly efficient new home in an outstanding village setting.

Important Information

Council Tax Band - TBC
Services - Mains water, drainage gas and electricity are connected to the property.
Heating – Underfloor to the ground floor and radiators to the first floor via Air Source Heat Pump
Tenure - Freehold
EPC rating – TBC
Mobile Availability – EE / O2/ Three are likely
Broadband Availability - Ultrafast is available via FTTP
** Tarmac has been added to the front elevation roadway as this will resemble the roadway on completion.*

Approximate Gross Internal Area
Main House 1445 sq ft (134 sq m)
Outbuilding 170 sq ft (16 sq m)
Total 1615 sq ft (150 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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Ground Floor First Floor

Area Map



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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