



Palmer & Partners



Broom Knoll, East Bergholt, Suffolk,
CO7 6XL
Asking Price £300,000

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- No Onward Chain
- Field Views From the Front
- Detached Bungalow
- Three Bedrooms
- Garage en Bloc with Parking Space in Front
- Front & Rear Gardens
- Gas Central Heating & Double-Glazing



This nicely presented three-bedroom detached bungalow is located in the sought-after village of East Bergholt with playing fields close by and offers good access to Manningtree train station. The bungalow is being sold with no onward chain, has field views from the front, and comes with front and rear gardens, a garage en bloc to the rear with parking space in front, gas central heating, and double-glazing. As agents, we

recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, living room, kitchen, three bedrooms, and family bathroom.

The thriving village of East Bergholt is located between Colchester and Ipswich and provides convenient access to the A12 commuter road link. The village is within walking distance to the picturesque villages of Flatford and Dedham with local amenities including East Bergholt High Street, primary school, variety of businesses and many public houses, church and Bridge Cottage which is a 16th-century cottage used as a location by

the famous painter, John Constable. From the village there are numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. Manningtree, which has a train station with direct rail links to London Liverpool Street, is just a very short distance away.



Outside – Front: The garden is laid to lawn with a gate to the side leading to the rear garden.

Front Porch: Double-glazed windows to the front and sides and a door into:

Living Room: 16'2" x 11'3" (4.93m x 3.43m) Double-glazed window to the front aspect with field views, laminate floor, a radiator, door into the inner hallway, and doorway through to:

Kitchen: 11'9" x 11'8" (3.58m x 3.56m) Fitted with a range of matching eye and base units with drawers, roll edge work

surfaces, sink and drainer, metro tile splashbacks, space for appliances, built-in extractor hood, radiator, ceiling inset spotlights, wall-mounted boiler, double-glazed window to the rear aspect, and a double-glazed door opening out to the side.

Inner Hallway: Built-in cupboard and doors to the bedrooms and bathroom.

Bedroom One: 16'2" x 9'8" (4.93m x 2.95m) Double-glazed window to the front aspect with field

views, a radiator, laminate floor, and a built-in cupboard.

Bedroom Two: 12' x 9'8" (3.66m x 2.95m) Double-glazed window to the rear aspect, a radiator, laminate floor, and a built-in cupboard.

Bedroom Three: 13' x 6'2" (3.96m x 1.88m) Double-glazed window to the front aspect with field views, a radiator, laminate floor, and a built-in cupboard.

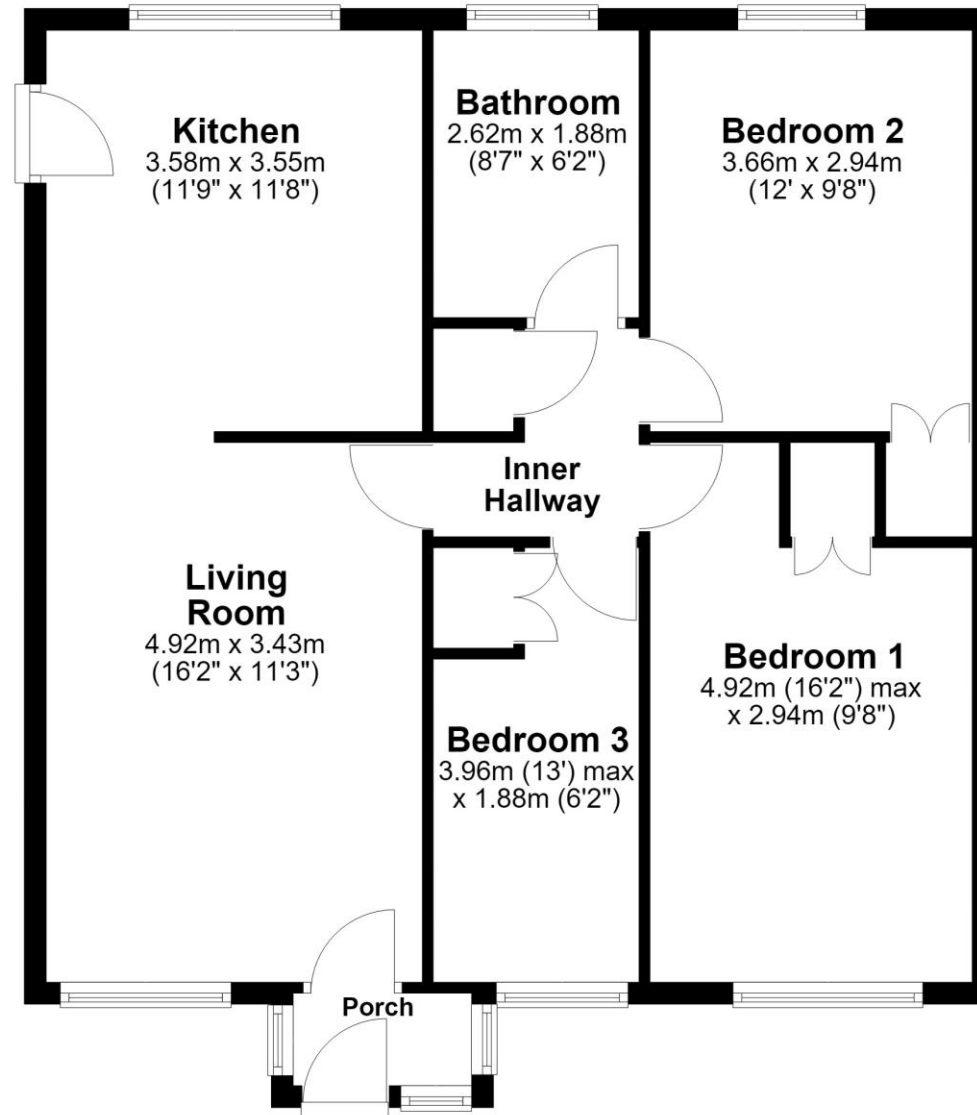
Family Bathroom: 8'7" x 6'2" (2.62m x 1.88m) A three-piece suite comprising a bath with shower over, low-level WC and

pedestal hand wash basin, along with a radiator, tiled splashbacks, and double-glazed opaque window to the rear aspect.

Outside – Rear: The garden is predominantly laid to lawn with a patio area and is fully enclosed with a rear door to the garage en bloc which has a parking space in front.

Ground Floor

Approx. 74.9 sq. metres (806.4 sq. feet)



Total area: approx. 74.9 sq. metres (806.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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