



# Sunset Cottage, Gaston Street, East Bergholt

Guide Price £600,000 - £625,000



Palmer & Partners

Palmer & Partners are delighted to offer to the market this charming, three bedroom period cottage, situated in the sought after village of East Bergholt, known for its outstanding beauty and easy access to the neighbouring cities of both Colchester and Ipswich and nearby waterside town of Manningtree with a range of shopping facilities and mainline railway station to London Liverpool Street. The village also has a primary school and secondary school.

At the centre of East Bergholt, you'll find the quaint village square, complete with stunning village pub/restaurant, local co-operative store and a historic church. The nearby Constable Country, named after the famous painter John Constable, offers breath-taking landscapes and scenic countryside walks. The village also has a primary school and high school.

Internally the character filled accommodation comprises a lounge with feature open fire place, beautifully appointed newly fitted kitchen, utility room and cloakroom on the ground floor, whilst on the first floor are two double bedrooms, a further bedroom currently used as a dressing room and a bathroom.

The property is further enhanced by having a home office accessed via the fully landscaped courtyard garden and driveway providing off road parking for several vehicles and access to the garage. Palmer & Partners would strongly advise an early internal viewing to avoid disappointment.

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43 Crouch Street, Colchester, Essex, CO3 3EN





**Entrance Hallway** Enter via double glazed door into the porch, triple glazed window to the side, feature radiator, stairs rising up to the first floor with feature stair runner and cast iron rods, hexagonal tiled flooring, oak cottage style doors lead into;

**Cloakroom** Triple glazed window to the side, low level WC, wall hung wash hand basin and cast iron radiator.

**Lounge** 4.6 x 4.1. Two triple glazed windows to the front, two cast iron radiators, under stairs storage cupboard, brick-built feature fireplace, wool blend carpet and stunning features beams throughout.

**Kitchen** 4.5 x 3.9. Double glazed windows to the side, aluminium bi folding doors to the rear garden, stunning newly fitted kitchen with quartz work tops, range style oven to remain with electric extraction over, stainless steel undermount sink and drainer, integrated dishwasher, integrated wine fridge, eye level integrated coffee machine and grill, larder style cupboards, cast iron feature radiator and luxury LVT flooring running throughout.



For additional information and full photo gallery please visit [www.palmerpartners.com](http://www.palmerpartners.com)





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**Utility Room** 2.1 x 2.4. Window to the side, door to the rear, low and eye level units with quartz worktops over, ceramic butler sink, space for tumble dryer, space and plumbing for washing machine, feature cast iron radiator.

**First Floor Landing** Arranged over split levels, storage cupboard, doors leading off to;

**Bedroom 1** 3.2 x 2.9. Window to the front and side, feature radiator.

**Bedroom 2** 3 x 3.3. Window to the front and side, feature radiator.

**Bedroom 3** 3.2 x 1.8. Window to the rear, radiator.

**Bathroom** Velux window to the side, free standing roll top bath with shower attachment, wash hand basin with vanity storage beneath, low level WC and feature radiator.

**Outside** Fully landscaped rear garden is fully enclosed by wicker fencing and features a feature tiled patio, additional decked area, hot tub to remain, astro turf lawn, access to home office.

To the front of the property is a future stoned cobbled pathway leading to the front door, shingle driveway offering access to the garage and ample off road parking.

**Office** 2.5 x 2.9. Aluminium bi folding doors, electric radiator, door to the garage.

**Garage** 4.5 x 2.7. Double doors to the front, power and light connected.

**Council Tax Band** - C

**Tenure** - Freehold

**Viewing** - By appointment through Palmer & Partners



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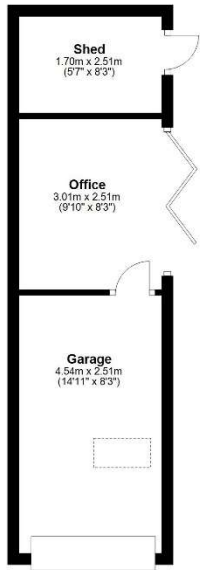
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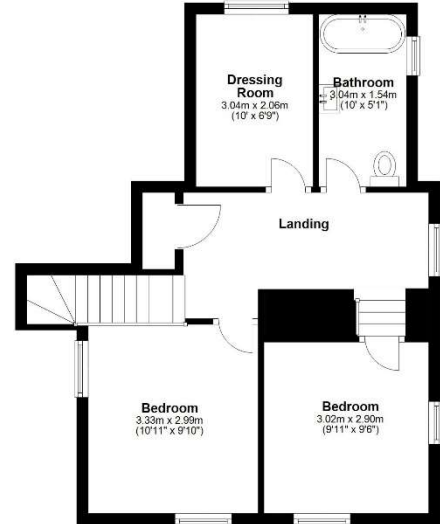




**Ground Floor**  
Approx. 82.8 sq. metres (890.9 sq. feet)



**First Floor**  
Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 126.8 sq. metres (1364.5 sq. feet)  
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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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