



1 Laborne Place, Chapel Lane, West Bergholt

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1 Laborne Place Chapel Lane West Bergholt Essex CO6 3EF

A beautiful 4 bedroom detached family home presented to a high standard in the popular village of West Bergholt

Colchester station 2.8 miles (Liverpool Street 55 minutes), A12 2.5 miles, Great Horkesley 3.8 miles, Braintree 17.9 miles

Hall | Dining room | Study | Sitting room
Kitchen/breakfast room | Utility room
Cloakroom | Principal bedroom with en suite
3 Further bedrooms | Family bathroom | Garage
Garden | EPC rating B

The property

Situated in a quiet village location, 1 Laborne Place is a delightful 4 bedroom family home which has been presented to a high standard and offers light, flexible accommodation throughout.

When entering the home, immediately to your right is an office/music room which lends itself perfectly to be used as a dining room or snug. The spacious sitting room is located to the rear of the property; this room is flooded with light through a set of bi-fold doors and benefits from a beautiful fireplace which has been fitted with a log burner.

Adjacent is the kitchen/breakfast room which truly is the heart of the home. The kitchen has been fitted with a bespoke Neptune kitchen and high-end work tops, as well as a useful utility room tucked away for convenient access and storage. The kitchen in turn is fitted with bi-fold doors that open onto the garden, and offers perfect opportunity for al fresco dining.

A cloakroom as well as a useful study, perfect

for the homemaker, completes the downstairs. The ground floor also has underfloor heating throughout with individual controls for each room.

To the first floor is the principal bedroom with a stunning en suite. Also on this floor are three further bedrooms as well as a family bathroom fitted with a bath and a separate shower.

Outside

Approached via a gravelled driveway, the property benefits from ample space for parking as well as a garage to the side. Towards the rear of the garage there is a studio/art room which could easily be re-incorporated into the main footprint of the building if desired. The garden offers a tranquil space to relax and entertain, with a paved terrace accessed from the rear of the house and a lawn interspersed with a number of well-established flowerbeds, shrubs and hedging. Also for the keen gardener there is a greenhouse making an ideal space for pottering or additional storage.

Location

The property is situated in the heart of the sought after village West Bergholt. The village has a thriving community and benefits from many amenities and leisure activities, including pubs, shops, a post office, doctor's surgery, cricket club and much more. West Bergholt in addition has a well-regarded primary school. The historic town of Colchester is within close distance and offers further shopping, leisure and educational facilities, including St Mary's School, Colchester Prep & High School and Holmwood House School. Colchester train station is located within 2 miles and offers regular trains to Liverpool Street with a travel time of approximately 55 minutes.





Floorplans

House internal area 1,609 sq ft (150 sq m)

Garage & Studio/workshop internal area 234 sq ft (22 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

On the A12 going north, take the exit at junction 27. At the roundabout take the first exit onto Spring Lane and continue for about 1.2 miles. At the small roundabout take the first exit to the left and continue for 1 mile. At the small roundabout turn left onto Chapel Road and continue for about 0.3 miles, and turn left onto Chapel Lane. After approximately 0.4 of a mile the property can be found on your left hand side.

General

Local Authority: Colchester District Council

Services: Gas central heating. All other services are connected. Underfloor heating downstairs and in all bathrooms.

Council Tax: Band F

Tenure: Freehold

Guide Price: £650,000

Suffolk

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