



Mission Lane, East Bergholt  
£300,000

## East Bergholt

Nestled within the serene embrace of a semi-rural setting, this charming semi-detached period cottage presents a tranquil retreat, perfect for first-time buyers, those looking to downsize, or as an idyllic holiday let investment. With a picturesque backdrop of sprawling farmland, this delightful home ensures a life of peace away from the bustling city streets.

Upon entering, the welcoming porch leads you into a cosy sitting/dining room, complete with an inviting open fireplace and elegant stripped wooden flooring that exudes a sense of warmth and history. The heart of the home is the tastefully refitted kitchen, equipped with an integrated oven, dishwasher, and a classic butler sink that adds character to your culinary space.

Accommodating three well-proportioned bedrooms, the cottage is perfectly poised to meet the needs of smaller families or couples. A handy utility/boot room adds practicality, while the family bathroom awaits your personal touch to transform it into a soothing sanctuary.

Outside, the rear garden unfurls to over 100ft, offering a verdant canvas for garden enthusiasts or a safe haven for children's play. Off-road parking is catered for with a shingle drive area, providing convenience for a medium-sized vehicle.

This property is a rare gem, offering the perfect blend of period features and modern comforts, all set within an idyllic landscape that's sure to capture the heart.





- SEMI DETACHED COTTAGE
- REQUESTED SEMI RURAL LOCATION
- THREE BEDROOMS
- WELL PRESENTED
- EXCELLENT POTENTIAL TO EXTEND
- BACKING ONTO FARMLAND

#### LOCATION:

East Bergholt is set in the sought-after Dedham Vale an area of outstanding natural beauty. 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 range of local pubs and restaurants, village shop and High School. The neighbouring village of Manningtree is within easy reach, located within 4 miles, and boasts a train station offering direct links to London Liverpool Street.

#### Agents Notes:

Tenure - Freehold  
Council tax - Band B  
Services - Electric/private drainage/water  
Heating - Radiators via Oil  
Mobile - EE, Three & O2 are likely  
Broadband - Standard is available

## Floor Plan



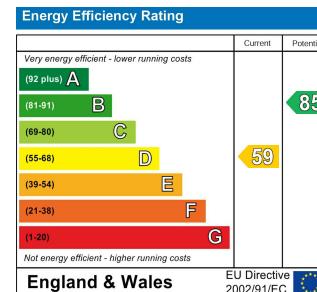
## Area Map



## Viewing

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

## Energy Efficiency Graph



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