



Mission Lane, East Bergholt  
£450,000

## Mission Lane

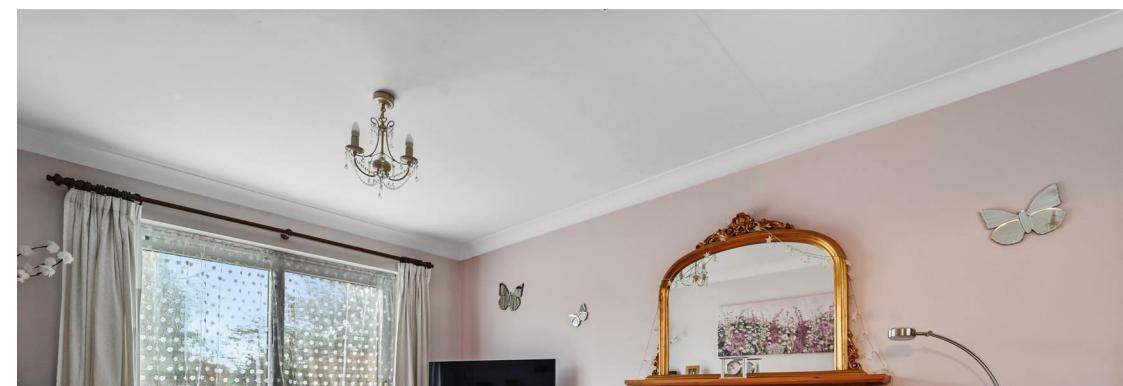
Nestled in the serene village of East End, within the coveted East Bergholt area, lies a charming three-bedroom detached house that beckons families, first-time buyers, and those seeking to downsize to a tranquil setting. This delightful residence is ideally situated on a peaceful no-through road, offering a perfect blend of village charm and modern living.

Upon entering, you are greeted by a welcoming entrance hallway, featuring a convenient downstairs WC. The living room, boasting a dual aspect with a window to the front and sliding doors to the rear garden, offers an abundance of natural light and a seamless connection to the outdoors. The kitchen-dining room is a well-appointed heart of the home, ready for any and all culinary adventures. Adjoining the kitchen is a delightful conservatory, presenting a tranquil spot to enjoy the beauty of the rear garden.

The first floor hosts three well-sized bedrooms, with the main bedroom enjoying built-in wardrobes and a private en-suite shower room. A family bathroom completes this floor, ensuring ample amenities for all residents.

The single garage and driveway parking at the front provide ample space for vehicles and additional storage. Whilst the enclosed rear garden features both a patio and a lawn area.

This property is an excellent opportunity for those seeking a peaceful village lifestyle with all the conveniences of a well-maintained home. Don't miss the chance to create cherished memories in this idyllic setting.





- THREE BEDROOM DETACHED HOME
- KITCHEN DINING ROOM
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- ELECTRIC CAR CHARGING POINT

#### Location:

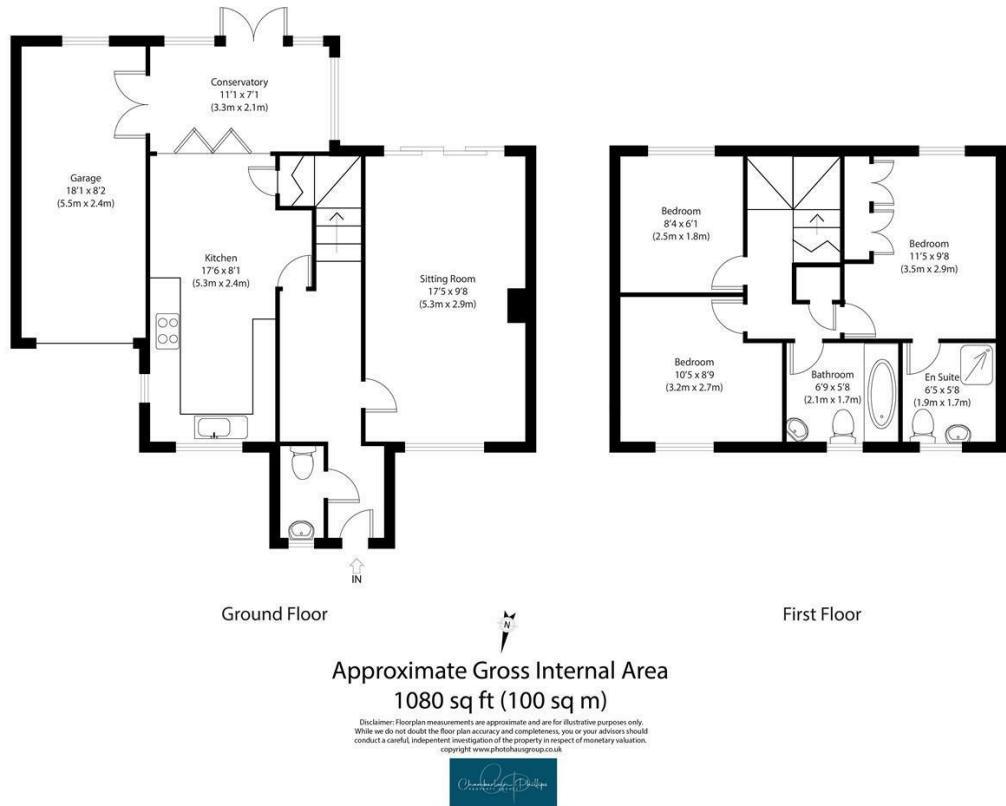
East End in East Bergholt is a small hamlet a few miles from the well-served Village of East Bergholt which is one of the largest villages in the Stour Valley region set in the sought-after Dedham Vale, an area of outstanding natural beauty.

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 and is approximately 10 miles North of Colchester, 8 miles South of Ipswich and approximately 3 miles from Manningtree with its range of shopping facilities and mainline railway station to London Liverpool Street.

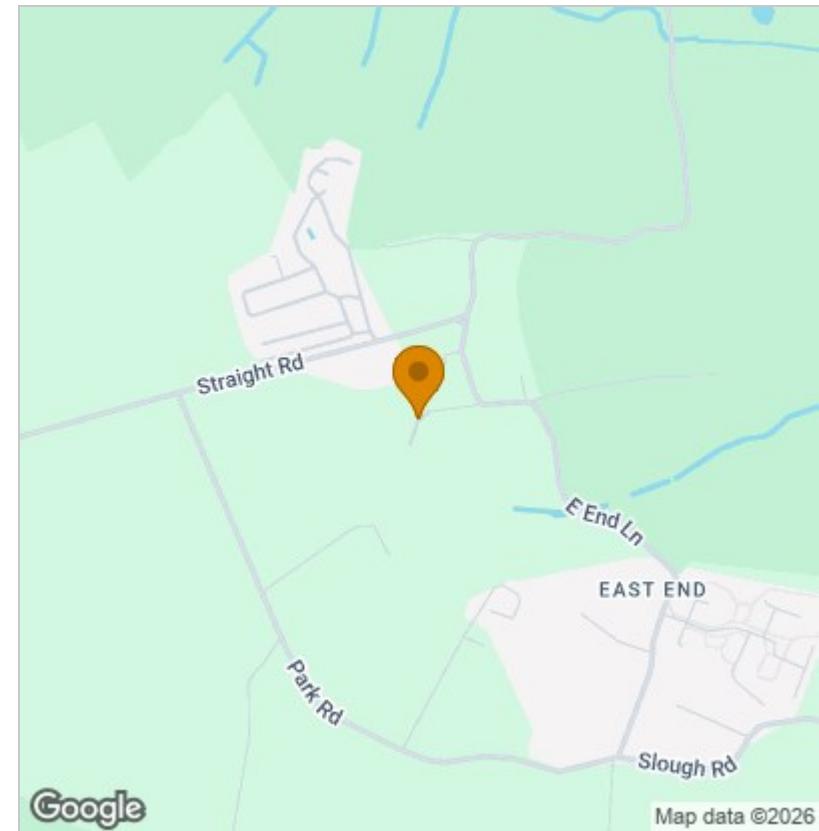
#### Agents notes:

Tenure - Freehold  
Council tax - Band D  
Services - Oil/Mains Electric/Mains Water/Mains Drainage  
Heating - Radiators via Oil boiler  
Mobile Coverage Indoor: EE - 82%, Three - 81%, Vodafone - 72%, o2 - 66%  
Broadband: Ultrafast broadband is available at this address

## Floor Plan



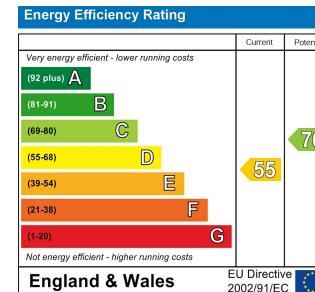
## Area Map



## 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.

## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

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.