



Roundhay Hadleigh Road, East Bergholt  
Colchester

Guide Price £450,000

# Roundhay Hadleigh Road

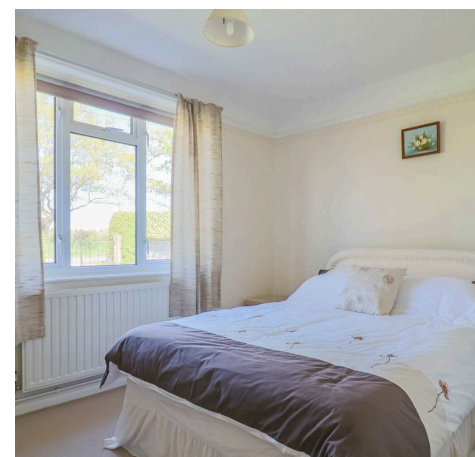
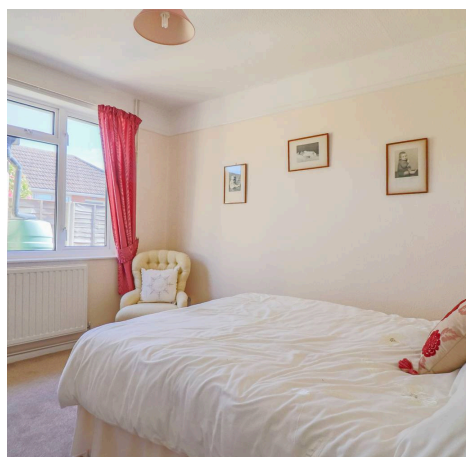
East Bergholt, Colchester

A well proportioned three bedroom detached bungalow set within established gardens on the edge of East Bergholt — one of Suffolk's most desirable villages.

This well maintained home offers comfortable single-level living with a versatile layout and plenty of natural light throughout. The welcoming entrance hall leads through to a spacious lounge and dining room, featuring an electric-style fireplace and views over the front garden. The kitchen is well equipped with roll-top work surfaces, fitted cabinets & drawers, a freestanding cooker, fridge and freezer, and gas boiler. A utility area provides space and plumbing for a washing machine and rear lobby with door giving direct access to the garden.

All three bedrooms are good-sized doubles, providing ample space for furniture. Bedroom three is currently arranged with a built-in wardrobe and dresser. The shower room is well appointed with a shower cubicle and power shower, a wash basin with storage, and a cupboard housing the hot water cylinder. There is a separate cloakroom with WC adjacent to the shower room for convenience.

To the front, the property is accessed via iron gates opening onto a private driveway that leads to a single garage. The front garden is a generous size, laid to lawn with mature flower beds and shrubs, and enclosed by fencing. Access to the rear garden is available from both sides of the bungalow.



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The rear garden itself is delightfully arranged into two distinct sections. One area has been landscaped for low maintenance with patio paving and stone shingle — perfect for outdoor seating or entertaining — while the second section is laid to lawn with further flower beds and established shrubs. A garden shed is also included.

Set in a peaceful semi-rural location, Roundhay enjoys excellent access to village amenities, local schools, and commuter links to Colchester, Ipswich and the A12.

Council Tax band: D

Tenure: Freehold



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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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