



- Four Double Bedrooms
- Garage and Ample Off Road Parking
- En-Suite And Family Bathroom
- Modern Open Plan Kitchen/Dining Room
- Utility Room & Cloak Room
- Spacious Garden
- Close to Amenities and Bus Routes
- Countryside Views

Fern House, Ardleigh Road, Great Bromley, Colchester, Essex. CO7 7TL.

Located just outside of Colchester in the popular village of Great Bromley is this four bedroom detached family home. Designed to the highest standard and from the moment you walk in to the property you can see that the developer has thought of every fine detail. From fully fitted German kitchen with fully equipped NEFF appliances, including dishwasher, built in oven, hob and integrated fridge/freezer. Open plan living with bi-fold doors opening onto the garden, spacious rooms, to the finishing touches. Viewing this wonderful home is essential.



Property Details.

Ground Floor

Entrance Hall

Tiled flooring, under floor heating throughout the ground floor, access to storage cupboards, stairs up and doors to;

Cloakroom

Tiled flooring, wash hand basin and W/C.

Living Room



16' 3" x 11' 11" (4.95m x 3.63m) Window to front.

Kitchen/Dining Area



19' 2" x 18' 8" (5.84m x 5.69m) The kitchen is luxury designed German kitchen with fully equipped NEFF appliances, including dishwasher, built in oven, hob and integrated fridge/freezer. Open plan living with bi-fold doors opening onto the garden, door to;

Utility Area

Side door out, space for washing machine and tumble dryer, range of eye and low level units with work surface over, inset sink and drainer.

First Floor

Landing

radiator, access to airing cupboard and doors to;

Master Bedroom



16' 5" x 12' 0" (5.00m x 3.66m) Window to front, radiator, door to;

En-Suite



Window to side, Vitra designed with independent twin shower cubicle, wall hung W.C. and chrome heated towel rail.

Property Details.

Bedroom Two



15' 11" x 9' 5" (4.85m x 2.87m) Window to rear and radiator.

Bedroom Three



12' 0" x 9' 4" (3.66m x 2.84m) Window to rear and radiator.

Bedroom Four

10' 4" x 6' 9" (3.15m x 2.06m) Window to front and radiator.

Family Bathroom



Window to side, Vitra design with a four piece white suite comprising of wall hung vanity and W.C., chrome heated towel rails, twin shower cubicle and separate bath.

Outside

Front Garden and Garage

Garage 17' 5" x 9' 10" (5.31m x 3.00m)

Rear Garden



Fully enclosed by fencing, attractive slatted patio area, ideal for an outside seating arrangement and laid to lawn.

Property Details.

Floorplans

South Plot - Bromley Cross

Approximate Gross Internal Area = 148.1 sq m / 1594 sq ft
Garage = 16.0 sq m / 172 sq ft
Total = 164.1 sq m / 1766 sq ft

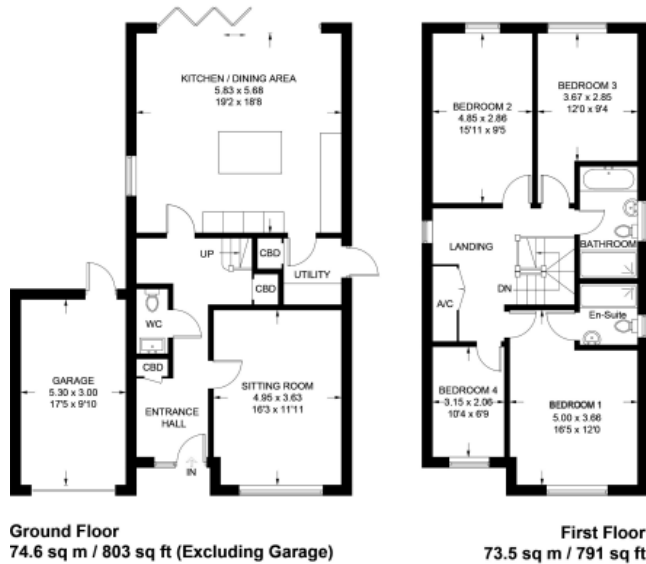
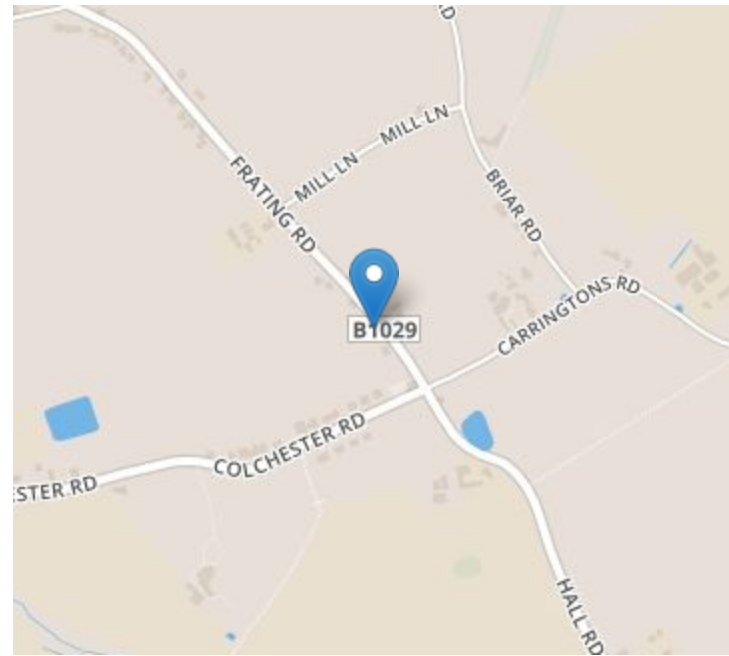


Illustration for identification purposes only,
measurements are approximate, not to scale.

Location



Energy Ratings

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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.