



- Ardleigh, Constable Country, A North Essex Village
- Substantial Five Bedroom Detached Semi-Rural Home
- 2012 Sqft. Of Accommodation
- Family Bathroom, En-Suite & Downstairs Shower Room
- Five Bedrooms
- Kitchen With Garden Views
- Exceptional 0.84 Acre Plot With Swimming Pool
- Double Garage With Full Power
- Boasts Generous Frontage & Off Road Parking
- Close To Ardleigh Reservoir & Village Centre

Grasmere, John de Bois Hill, Ardleigh, Colchester, Essex. CO7 7PH.

Guide Price £700,000 - £725,000 Grasmere, an imposing and charming five bedroom detached residence occupies the most impressive of plots and exceeds just over 2000 SQFT, whilst boasting an exceptional 0.84acre mature plot. Positioned on the cusp of the quaint and much requested village of Ardleigh, to the North of Colchester, this established home offers a wealth of space throughout.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, built in storage cupboard, ceramic tiled floor, stairs to first floor, further doors to:

Living Room



17' 0" x 11' 2" (5.18m x 3.40m) Double glazed window to front & rear aspect, radiator x2, stripped wood flooring, television and telephone point

Dining Room



13' 2" x 10' 0" (4.01m x 3.05m) Double glazed window to front aspect, feature fireplace, stripped wood flooring, television point, radiator, exposed timber, door to:

Bedroom Five

11' 10" x 8' 8" (3.61m x 2.64m) Double glazed window to front aspect, radiator

Additional Living Room

11' 1" x 11' 4" (3.38m x 3.45m) Radiator, television & telephone point, double glazed window to side aspect, french doors to conservatory

Conservatory



15' 3" x 7' 3" (4.65m x 2.21m) UPVC double glazed conservatory, with doors leading out on to a patio area & swimming pool and terrace

Kitchen



14' 5" x 10' 3" (4.39m x 3.12m) Fitted kitchen comprising of a range of base and eye level units with marble effect work surfaces and drawers under, breakfast bar with integrated hob with extractor fan over and integrated electric fan assisted oven and grill, inset sink, drainer and mixer taps over, space for further free standing appliances, double glazed window to rear aspect

Utility Room

14' 10" x 5' 6" (4.52m x 1.68m) Space for appliances, wall mounted gas boiler, radiator, tiled flooring, double glazed door to side aspect, further door to:

Downstairs Shower Room

Low level WC, pedestal wash hand basin, tiled shower cubicle, vanity unit, 1/2 tiled walls, radiator, double glazed window to side aspect

First Floor

First Floor Landing

Stairs to ground floor, loft access above, further doors to:

Property Details.

Master Bedroom



12' 8" x 11' 10" (3.86m x 3.61m) Double glazed window to front aspect, fitted wardrobes, radiator, doors to:

En-Suite Bathroom

Tiled shower cubicle, low level WC, pedestal wash hand basin, vanity unit, 1/3 tiled walls, radiator, Double glazed window to side aspect

Bedroom Two



17' 0" x 7' 2" (5.18m x 2.18m) Double glazed window to front aspect, radiator

Bedroom Three



12' 2" x 10' 6" (3.71m x 3.20m) Double glazed window to front aspect, radiator

Bedroom Four

11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to rear aspect, radiator

Family Bathroom

Double glazed windows to rear aspect (including feature port hole window), radiator, bidet, pedestal wash hand basin, low level W.C, half tiled walls, panel bath with taps and shower attachment, extractor fan

Outside

Garden, Garage, Outside & Parking



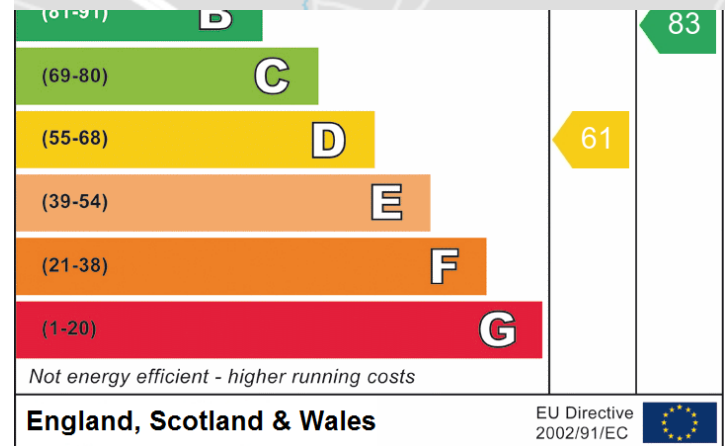
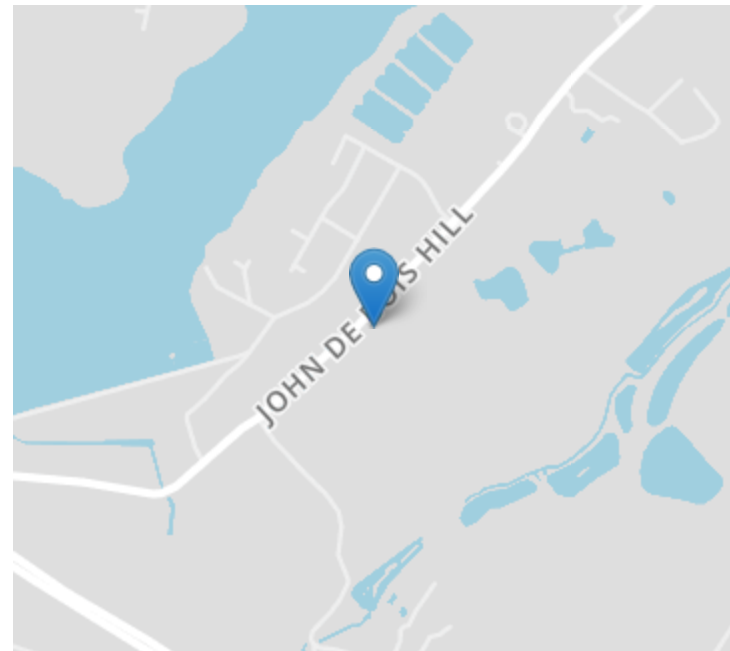
Grasmere's grounds simply need to be viewed to appreciate the vast amount of space it has in which to offer. Occupying 0.84 acres, the rear garden commences with a generous patio and terrace area, with the added benefit of a heated outdoor swimming pool (requiring repair currently) and housed by a brick wall and picket fencing. A time framed storage unit stores the controls and pump for the swimming pool. The remainder of the garden is predominately laid with large expanse of lawn and benefits from an array of mature shrubs, plants, flowers and hedge boarders. With substantial frontage and a large laid to gravel driveway, it provides off road parking for multiple vehicles and benefits for a double garage with full power.

Property Details.

Floorplans



Location



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.