



- Executive Four Bedroom Detached House
- Ardleigh Village Location
- Play Room & Study
- Reception Room
- Downstairs Cloakroom
- Sun Room/Garden Room
- Kitchen-Diner With AGA Stove
- Four Double Bedrooms
- En-Suite Shower Room & First Floor Family Shower Room
- Exceptional Plot & Rear Garden
- Double Garage & Off Road Parking

8 Wheatlands, Station Road, Ardleigh, Colchester, Essex. CO7 7RS.

****Guide Price £600,000 - £625,000**** Michaels Property Consultants are pleased to introduce to the open market an executive and extended four bedroom detached family home, favourably situated in the popular North Colchester village, Ardleigh. Offering a wealth of both reception and bedroom accommodation throughout, whilst also boasting the most impressive of plots, this beautiful home is ideal for the modern-day expanding family. Presented to the open market in first class order, highlights include; two reception rooms, study, playroom, utility room, ground floor cloakroom, kitchen-diner, four double bedrooms, first floor family bathroom and en-suite shower room. The property also benefits from a double garage and off road parking. Viewings are simply essential to appreciate all that this wonderful home has to offer.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, coconut matt, wood effect laminate flooring, radiator x2, inset storage, doors and access to:

W.C.

W.C., radiator, wash hand basin

Study

2.08m x 2.61m (6' 10" x 8' 7") Window to front aspect, radiator

Play Room

3.21m x 2.68m (10' 6" x 8' 10") Window to front aspect, radiator

Utility Room

2.68m x 1.99m (8' 10" x 6' 6") Glazed door to side aspect, tiled floor, a range of base and eye level units with work surfaces over, sink, 1/2 sink and mixer tap over, space and plumbing for washing machine and further appliance, wall mounted gas boiler, tiled splashback

Living Room



2.68m x 1.99m (8' 10" x 6' 6") Window to side aspect, feature fireplace with mantle and hearth, radiator, communication points, glazed doors to:

Sun Room/Garden Room



3.21m x 3.29m (10' 6" x 10' 10") Patio doors to rear aspect, tiled floor, radiator, window to side aspect

Kitchen-Diner



5.67m x 4.72m (18' 7" x 15' 6") A fitted kitchen comprising of; a range of base and eye level units with stone worksurfaces over, tiled floor, central island with stone worksurfaces over and drawers under, inset sink and mixer over, dishwasher, space for fridge/freezer, AGA stove with tiled splash back, window to side aspects, patio doors to rear aspect, walk in larder cupboard

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard, doors and access to:

Property Details.

Master Bedroom



3.65m x 3.42m (12' 0" x 11' 3") Window to side aspect, built in wardrobes and cupboard, radiator, door to:

En-Suite Shower room

Wall mounted towel rail, vanity wash hand basin, W.C., wall mounted cupboard, shower cubicle, fully tiled walls and floor, window to front aspect, inset spotlights

Bedroom Two



2.64m x 3.04m (8' 8" x 10' 0") Window to front aspect, radiator, wardrobe

Bedroom Three



3.13m x 2.04m (10' 3" x 6' 8") Window to rear aspect, radiator, inset cupboard

Bedroom Four

2.86m x 2.61m (9' 5" x 8' 7") Window to rear aspect, radiator, insert cupboard

Shower Room



Fully tiled walls and floors, W.C., pedestal wash hand basin, W.C., walk in shower with dual rain head, window to rear aspect, spotlights

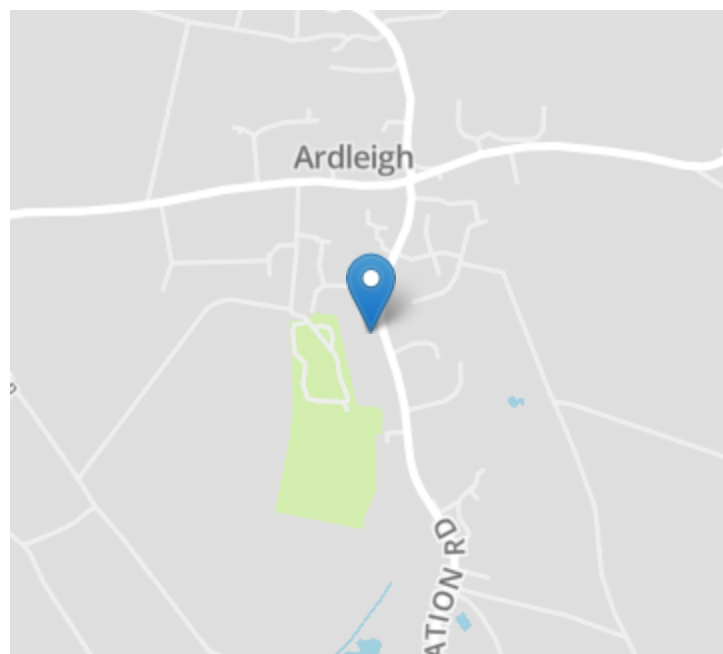
Outside, Garden & Double Garage

Outside, an exceptional rear garden is available, commencing with a raised decking area which offers itself as the ideal place for outdoor seating and al-fresco dining. The remainder of the garden is predominately laid to lawn and benefits from unrestricted sunlight for the majority of the afternoon. An array of mature hedges, shrubs and trees are also featured, whilst secure side access is available both sides of the property, leading to the front driveway where off road parking can be found and a double garage with full power.

Property Details.

Floorplans

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.