



- Positioned In A Cul-De-Sac Of Only Three Detached Homes
- Ardleigh Village Location
- Four Bedroom Executive Family Home
- Two Impressive Reception Rooms
- Focal Kitchen-Diner With Neff Appliances & Silestone Worksurfaces
- Utility & Downstairs Cloakroom
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Large & Private Enclosed Rear Garden, Garage & Parking
- No Onward Chain!

Ravensfield, Dedham Road, Ardleigh, Colchester, Essex. CO7 7LG.

****Guide Price £700,000 - £725,000**** Positioned in a a cul-de-sac of only three properties and set in peaceful position in the quaint village of Ardleigh, North Essex this handsome four bedroom detached residence is complete with enviable specifications, whilst also presented to the open market in first class order. Rarely available, this home was originally constructed by reputable local developers 'Vaughan and Blythe' renowned for their attention to detail, careful construction and high end finishes. Boasting generous reception and bedroom space throughout, this home is simply perfect for the expanding modern day family and is offered to the market with the advantage of no onward chain.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, window to front aspect, underfloor heating, stairs to first floor, inset storage cupboard, doors and access to:

Ground Floor Cloakroom

W.C, wall mounted wash hand basin and splashback, underfloor heating

Reception Room



17' 6" x 12' 11" (5.33m x 3.94m) Window to side aspect, patio doors to side aspect (leading to rear garden), underfloor heating, communication points, feature fireplace with inset multi-fuel burner

Dining Room/Second Reception Room



10' 7" x 15' 10" (3.23m x 4.83m) Window to front aspect, underfloor heating

Kitchen-Diner



11' 2" x 18' 11" (3.40m x 5.77m) Window to side aspect, patio doors to side aspect, a range of fitted base and eye level units with silestone worksurfaces and drawers under, central island, integrated appliances including; fridge/freezer, dishwasher, NEFF slide & hide double oven, inset hob with extractor fan over, inset sink, drainer and tap over

Utility Room

Glazed door to front aspect

First Floor

First Floor Landing

Master Bedroom



14' 6" x 13' 2" (4.42m x 4.01m) Window to side aspect, built in wardrobes, radiator, air-conditioning unit, door and access to:

Property Details.

En-Suite



W.C, pedestal wash hand basin, radiator, half tiled walls, shower cubicle

Family Bathroom



Window to front aspect, wall mounted wash basin, W.C, panel bath, shower cubicle, tiled walls, wall mounted rail

Bedroom Two



17' 6" x 9' 10" (5.33m x 3.00m) Window to side aspect, radiator

Bedroom Three



10' 7" x 15' 10" (3.23m x 4.83m) Window to front aspect, radiator

Bedroom Four

10' 7" x 8' 10" (3.23m x 2.69m) Window to side aspect, radiator

Outside, Garden, Garage & Parking

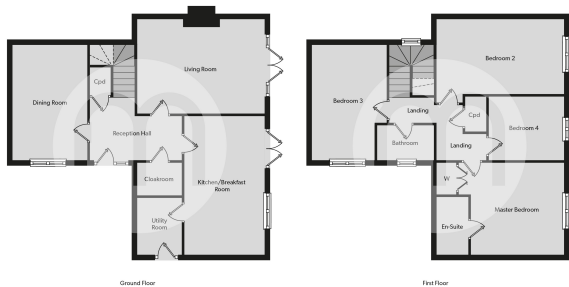


Outside, a landscaped and well-manicured rear garden awaits. The garden is predominately laid to lawn and features an expansive patio area that proves to be ideal for outdoor dining and seating furniture. A section has been partitioned with scatter stones and enclosed by block paving - complete with inset lighting. A handsome brick wall forms part of the property boundaries, whilst mature conifers provide privacy to the rear. Other attributes include secure gated side access, outdoor power points, lighting and outdoor tap.

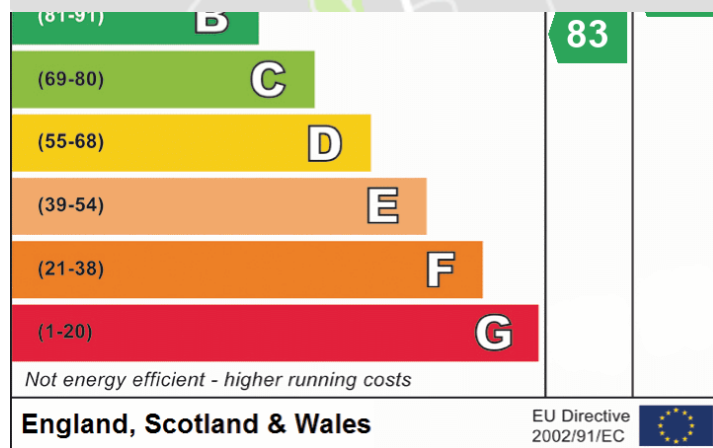
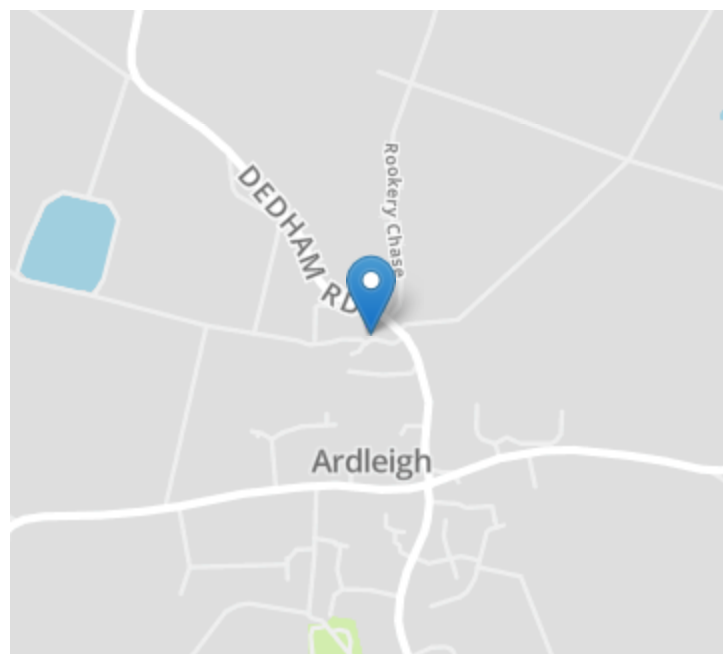
A glazed door provides access to the garage, which features full power and lighting and also benefits from being one and a half length in size - perfect for storage. Off road parking is available for two cars, on a private driveway to the front.

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.