



- Beautifully Designed Detached New Build
- Sought After Village Location
- Four Double Bedrooms
- Luxury En suite and Family Bathroom
- High Finish Open Plan Living Accommodation
- Play Room/Study
- Utility room
- Stunning Views to Farmland and Beyond
- Garage and private driveway

Tilsit House, Colchester Road, Ardleigh, Colchester, Essex. CO7 7NZ.

GUIDE PRICE £500,000 - £525,000. Extremely rare to the market and situated in a idyllic position, within walking distance to the highly sought after village of Ardleigh to the North East of Colchester, is this beautifully presented, brand new build detached house offering ground floor cloak room, study, utility room, high specification open plan living accommodation, brand new kitchen with integrated appliances, Bi folding door onto the private garden, with panoramic views to farm land and beyond, the first floor comprises of four double bedrooms, luxury ensuite to master bedroom with walk in shower and the luxury family bathroom finished to an exceptional standard. The property comes with a ten year NHBC guarantee.



Property Details.

Ground Floor

Entrance Hall

UPVC window to side aspect, radiator, oak staircase, Colombian slate tiles, spotlights, sensor lighting, doors leading to;

Study/Play room



10' 3" x 8' 9" (3.12m x 2.67m) UPVC slide and tilt sash window to front aspect, radiator.

Kitchen/Family/Dining Room



23' 1" x 22' 2" (7.04m x 6.76m) UPVC slide and tilt sash windows to front, side and rear aspects, bi-fold doors leading to rear garden, feature fireplace, two radiators.

Range of base and eye level units with wood effect work surfaces over, two electric Bosch oven, integrated microwave, electric Bosch hob with extractor hood over, inset one and a half sink unit, integrated dish washer and fridge/freezer, wood flooring.

Utility Room

UPVC slide and tilt sash window to rear aspect, a range of base and eye level units, inset stainless steel sink unit, integrated washing machine, radiator, wood flooring.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, wood flooring.

First Floor

Landing

UPVC slide and tilt sash window to front aspect, loft access, door leading to;

Bedroom One



17' 09" x 10' 7" (5.41m x 3.23m) Two UPVC slide and tilt sash windows to rear aspect, radiator, door leading to en suite, brand new fitted carpet.

Luxury ensuite



Frosted UPVC slide and tilt sash window to rear aspect, low level WC, pedestal wash hand basin, large walk in shower cubicle with integrated over head rain forest shower, body jets and wall integrated steam function, fully tiled walls.

Property Details.

Bedroom Two



13' 0" x 11' 7" (3.96m x 3.53m) Two UPVC slide and tilt sash windows to front aspect, radiator, brand new fitted carpet.

Bedroom Three

11' 6" x 11' 1" (3.51m x 3.38m) UPVC slide and tilt sash window to front aspect, radiator, brand new fitted carpet.

Bedroom Four

10' 4" x 9' 7" (3.15m x 2.92m) UPVC slide and tilt sash window to front aspect, radiator, brand new fitted carpet.

Luxury Family Bathroom



UPVC frosted slide and tilt sash window to rear aspect, low level WC, his and hers wash hand basins, large with large walk in shower cubicle with integrated over head rain forest shower, body jets and wall integrated steam function, large oval bath with mixer water fall taps, fully tiled walls.

Garage

Up and over door, power and light connected, door leading to garden.

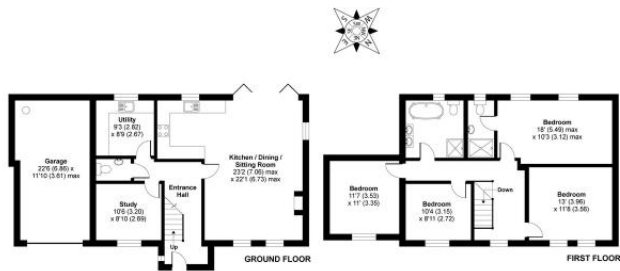
Outside

To the front of the property there is a generous private driveway providing off road parking comfortably for several vehicles, side access to the rear garden.

The rear garden comprises of Colombian slate patio area with the footings for an extension, the remainder of the garden is laid to lawn with panel fencing to the side and stunning views across farm land.

Property Details.

Floorplans

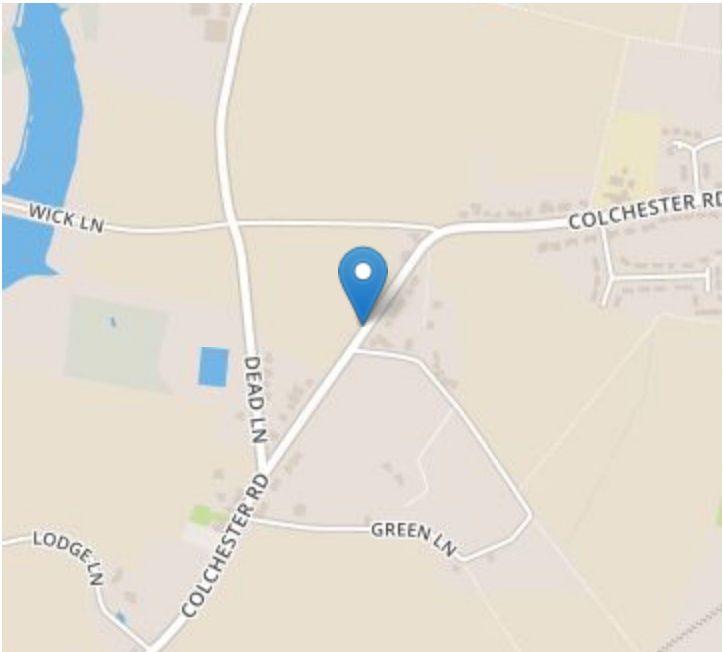


Ardleigh, Colchester, CO7

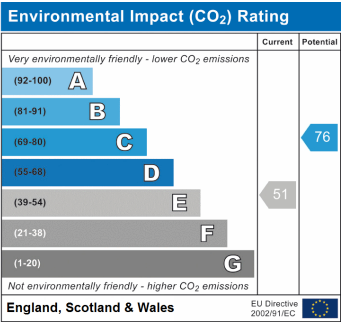
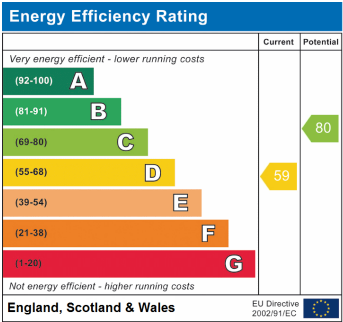
APPROX. GROSS INTERNAL FLOOR AREA 1800 SQ FT 176.5 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright: michaels.co.uk 2018 Produced for Chevalon House REF: 415048

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.