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Guide Price
£699,995

- Built By Highly Reputable 'Vaughn & Blythe' Developers

- A Rare Opportunity To Acquire This Exceptional Three Bedroom Detached Bungalow

- Large Driveway & Double Garage

- An Impressive Master Bedroom Equipped With A Dressing Room & En Suite

- Underfloor Heating Throughout

- No Onward Chain

- Situated In The Sought After Village Of Ardleigh

- USB Sockets Throughout The Ground Floor

- Water Softener Connected

- Occupying A Delightful Plot

Call to view 01206 576999

3 Cherry Orchard, Ardleigh, Colchester, Essex. CO7 7XE.

Built just 2 years ago by the highly regarded builders Vaughn & Blythe, this impressive detached bungalow offers over 1,500 sq. ft. of beautifully designed living space, presented in exceptional condition throughout. Set on a generous plot with landscaped gardens. The property combines village tranquillity with excellent access to Colchester and mainline rail links from Manningtree, making it ideal for families and professionals alike.

Property Details.

Ground Floor

Living Room

16' 6" x 15' 6" (5.03m x 4.72m)

Kitchen/Dining Area

18' 7" x 15' 7" (5.66m x 4.75m)

Utility Room

Master Bedroom

21' 7" x 13' 0" (6.58m x 3.96m)

En Suite

Bedroom Two

14' 4" x 10' 0" (4.37m x 3.05m)

Bedroom Three

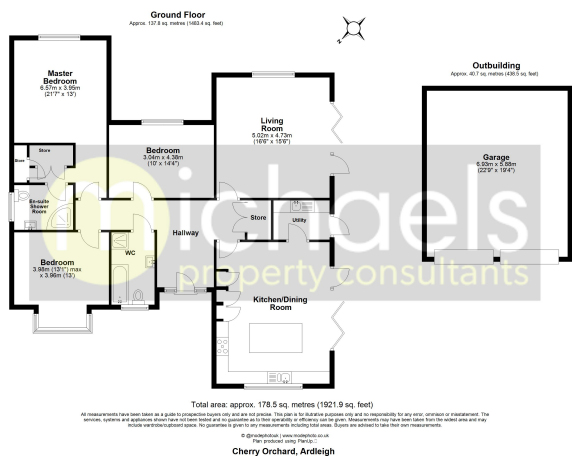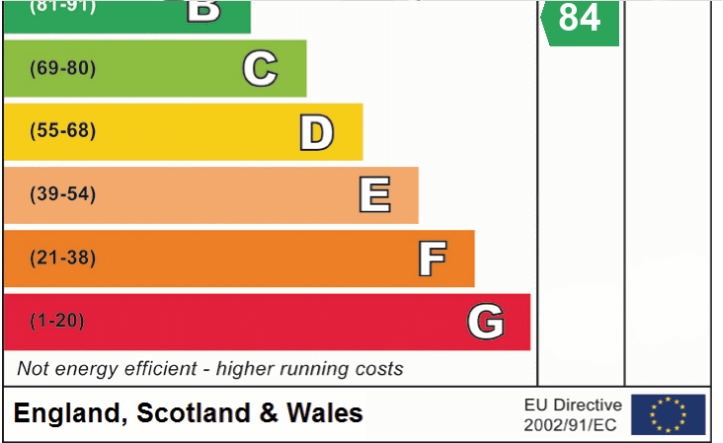
13' 1" x 13' 0" (3.99m x 3.96m)

Bathroom

Floorplans

Ground Floor
Approx. 137.8 sq. metres (1483.4 sq. feet)

Master Bedroom
6.57m x 3.96m
(21'7" x 13')

Store

En-suite Shower Room

WC

Bedroom
3.98m (12'1") max x 3.96m (13')

Bedroom
3.04m x 4.38m
(10' x 14'4")

Hallway

Store

Utility

Living Room
5.02m x 4.73m
(16'6" x 15'6")

Kitchen/Dining Room

Outbuilding
Approx. 40.7 sq. metres (438.5 sq. feet)

Garage
6.93m x 5.89m
(22'9" x 19'4")

Total area: approx. 178.5 sq. metres (1921.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, ommission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Cherry Orchard, Ardleigh

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.