



- New Home
- 10 Year New Home Warranty
- Village Location
- Spacious Design
- Four Bedrooms
- Dressing Area and En-Suite
- Lounge with Fireplace
- Garage & Off Road Parking

Milbank, Ardleigh Road, Great Bromley, Colchester, Essex. CO7 7TL.

One of a pair of incredible detached homes in this semi rural Village location to the east of Colchester. These fine homes are finished to a high standard and offer spacious/bright rooms throughout with stylish features such as solar panels, fireplaces to lounge, Bi-Fold doors to rear garden from a large kitchen with central island and generous utility room, four bedrooms with a dressing area and en-suite to master, family bathroom, ground floor cloakroom, large entrance hall, good sized garden, ample off road parking and garage. Keys available for viewing, please call for details.



Property Details.

Ground Floor

Entrance Hall



A spacious hallway with window to side, stairs to first floor, radiator, storage cupboard, LVT flooring and doors to.

Lounge



20' 1" x 11' 6" (6.12m x 3.51m) Box bay window to front, radiator, TV point, open fireplace.

Cloakroom



Close coupled WC, vanity wash hand basin, LVT flooring, radiator.

Kitchen/Dining/Family Room



19' 0" x 13' 6" (5.79m x 4.11m) A bright room with 12' bi folding doors leading to the rear garden, tiled wood effect flooring with heating under, a range of fitted units and drawers with worktops over, inset sink and drainer, double oven, integrated fridge/freezer, central island with breakfast bar worktop, inset gas hob, island extractor over, inset spotlights, door to utility room.

Utility Room



11' 2" x 6' 3" (3.40m x 1.91m) Window to side, tiled wood effect flooring, a range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, spaces for appliances.

First Floor

Landing

Window to side, airing cupboard and doors to.

Property Details.

Bedroom One



13' 11" x 11' 7" (4.24m x 3.53m) Plus dressing area, window to front offering field views, radiator, dressing area offering ample mirrored wardrobes and door to en-suite.

En-Suite



Obscure window to side, double shower cubicle, enclosed cistern WC, vanity wash hand basin, heated towel rail, LVT flooring, half tiled walls.

Bedroom Two



13' 7" x 9' 1" (4.14m x 2.77m) Window to rear and radiator.

Bedroom Three



10' 1" x 9' 5" (3.07m x 2.87m) window to rear and radiator.

Bedroom Four

8' 9" x 7' 0" (2.67m x 2.13m) Window to front and radiator.

Bathroom



Obscure window to side, panel bath with shower screen, vanity wash hand basin, enclosed cistern WC, heated towel rail, tiled splash back, LVT flooring.

Garden



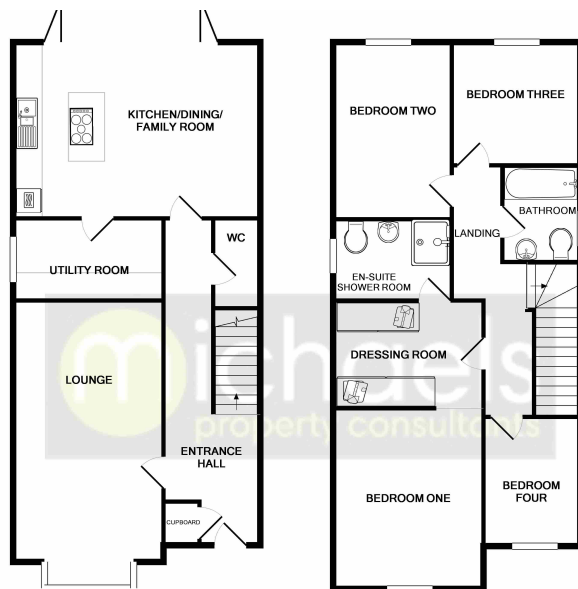
A generous rear garden, all enclosed by panel fencing with gated side access.

Garage and Parking

Attached garage with up and over door to front, power and light connected, personal door to rear garden. To the front of the property there is a block paved driveway providing ample off road parking.

Property Details.

Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 759 SQ.FT.
(70.5 SQ.M.)

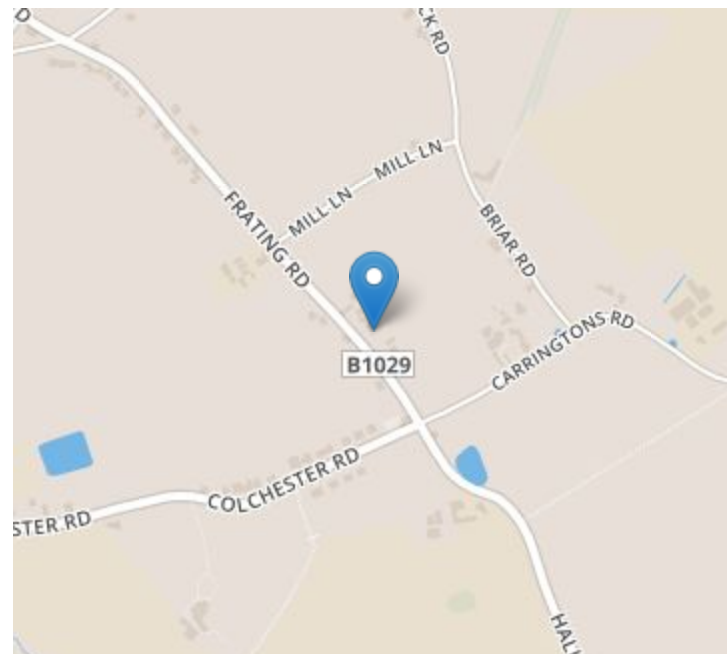
1ST FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (142.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.