



- Double Fronted Detached House
- Residing In A Generous Plot
- Field Views To The Rear Of The Property
- Four Bedrooms
- Two Receptions Rooms
- Modernised Kitchen/Breakfast Room
- Outbuilding With Power & Lighting (Potential Annexe)
- Gated Driveway Offering Ample Parking

Springfield, Dedham Road, Ardleigh, Colchester, Essex. CO7 7QA.

Guide Price £525,000-£550,000 Residing in a generous plot of just over a third of an acre and approached via a gated driveway is this 'Double Fronted' four bedroom detached family home offering substantial accommodation whilst positioned with stunning field views to the rear. Located in the picturesque village of Ardleigh and with an array of exceptional local amenities nearby, this family home is perfectly positioned within moments of an array of beautiful coastlines, open fields and some of the most striking landscapes North Essex/South-East has to offer.



Property Details.

Ground Floor

Entrance Hall

With window to front, stairs rising to first floor with storage under, doors to;

Living Room



17' 10" x 11' 5" (5.44m x 3.48m) With windows to triple aspect, radiator, open brick fireplace, TV point.

Dining Room

12' 6" x 11' 11" (3.81m x 3.63m) With windows to double aspect, radiator, brick open fireplace.

Kitchen/Breakfast Room



20' 1" x 12' 6" (6.12m x 3.81m) With French doors to side, window to rear with field views, a contemporary refitted kitchen offering a range of matching eye level and base units with drawers and wooden worktops over, island unit with two wine coolers, inset electric hob and extractor hood over, integrated dishwasher, space for fridge/freezer, wall hung radiator, door to porch.

Utility Room

With window to rear, radiator, space and plumbing for washing machine and tumble dryer.

WC

With window to rear, radiator, low level WC, wash hand basin.

First Floor

Landing

With two windows to rear, loft access, doors to;

Bedroom One



14' 6" x 11' 6" (4.42m x 3.51m) With windows to double aspect, radiator, built in cupboard.

Bedroom Two



14' 8" x 10' 0" (4.47m x 3.05m) With windows to double aspect, radiator, built in cupboard.

Property Details.

Bedroom Three



14' 10" x 10' 0" (4.52m x 3.05m) With window to front, radiator, built in cupboard.

Bedroom Four

14' 11" x 6' 2" (4.55m x 1.88m) With window to rear, radiator.

Bathroom



With window to side, radiator, wash hand basin, panelled bath with shower screen and shower over, part tiled walls.

Separate WC

With window to rear, low level WC.

Outside

Front Of The Property

The property is approached via a sliding gate and has large block paved driveway which provides ample off road parking and access to the garage.

Gardens



Outside, the property enjoys a fantastic plot with beautiful gardens to the side. The garden offers a large patio area with space for a hot tub and a further decked area.

Outbuilding/ Home Office

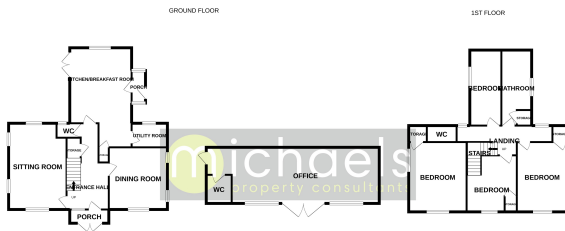


35' 0" x 12' 0" (10.67m x 3.66m) With French doors and two windows to front.

WC; Offering low level WC and wash hand basin.

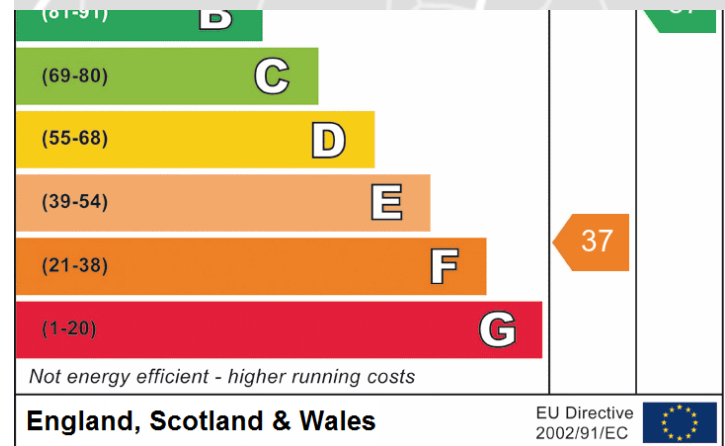
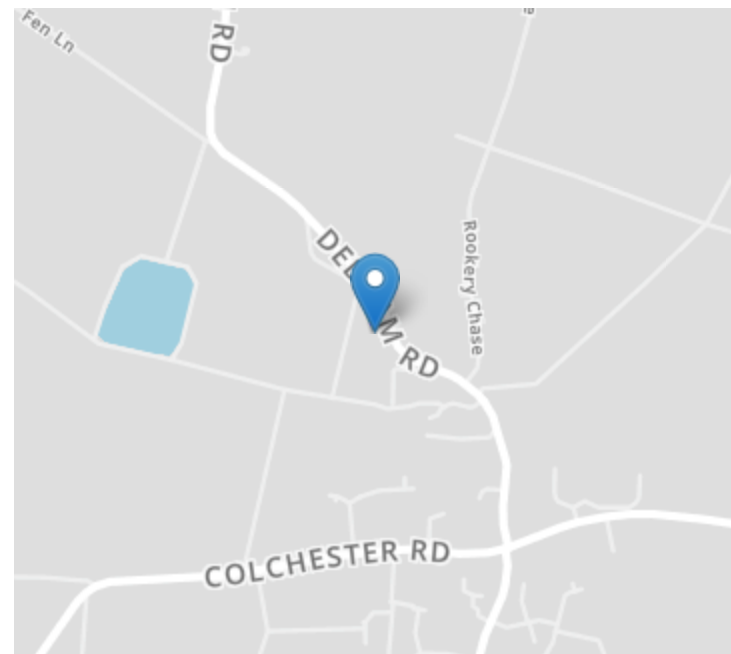
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans, measurements of the property, clients are advised to verify the accuracy of the floorplans, measurements, and other information in this document. This plan is for guidance only and should not be used as a basis for any purchase agreement. The accuracy of the floorplans, measurements, and other information is not guaranteed. Michael & Partners (2022)

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.