



- A Detached Six Bedroom Family Residence
- On The Fringes Of Ardleigh Village & Easy Access To Colchester's City Centre
- Accommodation Evenly Distributed Across Three Floors
- Two Spacious Reception Rooms
- Upgraded & Improved Throughout It's Much Cherished Ownership
- Focal Kitchen-Family Room
- Separate Dining Room & Utility Room
- En-Suite & Seperate Family Bathroom Suite
- Benefiting From A Double Garage & Ample Off Road Parking
- Complete With An Incredibly Large And Enclosed Private Rear Garden

Knockingham Lodge, Plains Farm Close, Ardleigh, Colchester, Essex. CO7 7QU.

Residing towards the Northern outskirts of Colchester's city centre, on the fringes of the popular village of Ardleigh, lies this substantial six bedroom detached family residence, with accommodation evenly distributed over three spacious floors of accommodation, measures in excess of circa 2700 sqft.. Originally a four bedroom home, throughout its much cherished ownership, the property underwent a significant loft conversion, increasing the already spacious accommodation to six bedrooms.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, glazed panels to front aspect tiled flooring, under stairs storage, stairs rising to first floor, door to downstairs W.C, further doors to:

Downstairs Cloakroom

Low level W.C, vanity wash unit, tiled walls and flooring throughout, obscured window to front aspect, inset spot lights

Reception Room



22' 8" x 12' 9" (6.91m x 3.89m) Windows to front aspect, feature gas fire place, glazed sliding doors to rear garden, inset spot lighting, variety of communication points, doorway to:

Dining Room



13' 10" x 12' 5" (4.22m x 3.78m) Sliding doors to garden, radiator

Additional Reception room

17' 0" x 11' 6" (5.18m x 3.51m) Window to front aspect, radiator.

Kitchen-Breakfast Room



14' 6" x 11' 11" (4.42m x 3.63m) An impressive kitchen-breakfast room featuring; a full range of modern fitted units, cupboards, drawers and with work surfaces over, breakfast bar area with space for stalls under, benefiting from a range integrated appliances, inset four ring gas hob with extractor fan over, inset sink, drainer and mixer tap over, spotlights, window to rear aspect, tiled flooring, space for further freestanding appliances

Utility Room

14' 6" x 5' 10" (4.42m x 1.78m) Aa range of tastefully fitted base and eye level cupboards and units, shelves, inset stainless steel sink/drainers with mixer tap over, space for appliances under counter, radiator, tiled flooring, window to side aspect, further door to rear garden

First Floor

First Floor Landing

Stairs to ground and second floor,, radiator, window to front aspect, access to:

Principal Bedroom



16' 9" x 12' 9" (5.11m x 3.89m) Spotlights, windows to front aspect, radiator, door to:

Property Details.

En Suite



Four piece suite comprising of; a shower cubicle, bath, low level W.C, tiled walls and flooring throughout, chrome heated towel rail, obscured window to rear aspect

Bedroom Two



14' 8" x 12' 6" (4.47m x 3.81m) Windows to rear aspect, inset storage cupboards, radiator.

Bedroom Three

14' 6" x 10' 2" (4.42m x 3.10m) Windows to rear aspect, built in wardrobes, radiator.

Bedroom Four

10' 0" x 9' 3" (3.05m x 2.82m) Window to front aspect, built in wardrobes, radiator.

Seperate Family Bathroom Suite

Three piece family bathroom suite comprising of; shower cubicle, low level W.C, vanity wash basin, obscured window to front, tiled flooring and walls throughout, radiator

Second Floor

Second Floor Landing

Stairs to first floor, further doors to:

Bedroom Five



12' 1" x 11' 11" (3.68m x 3.63m) Velux window to front aspect, spot lights, built in wardrobe, eaves storage, radiator

Bedroom Six

17' 5" x 17' 0" (5.31m x 5.18m) Velux windows, spot lights, Juliette balcony, eaves storage, built in wardrobe, radiator.

Shower Room

Shower room comprising of; shower cubicle, low level W.C, vanity unit, velux window, radiator

Outside



Outdoor space is offered in abundance, with the private and enclosed rear garden commencing with a large patio area, with the remainder predominately laid to lawn. Boundaries are formed by mature conifer borders, offering maximum privacy. Benefiting from an exceptional plot, both to the front and rear the property could be further enhanced with additional extensions, subject to the relevant planning permissions.

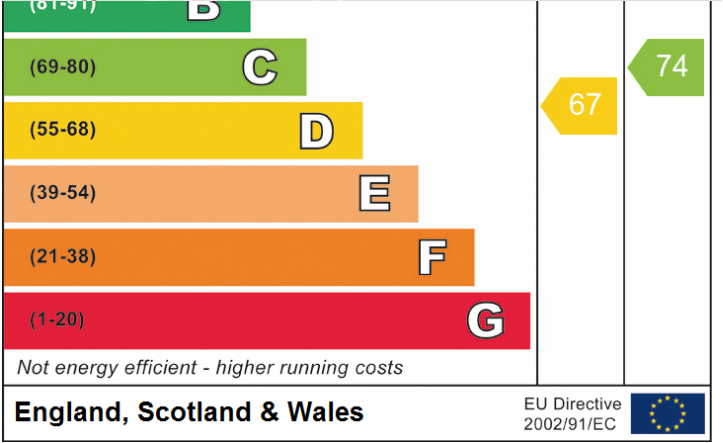
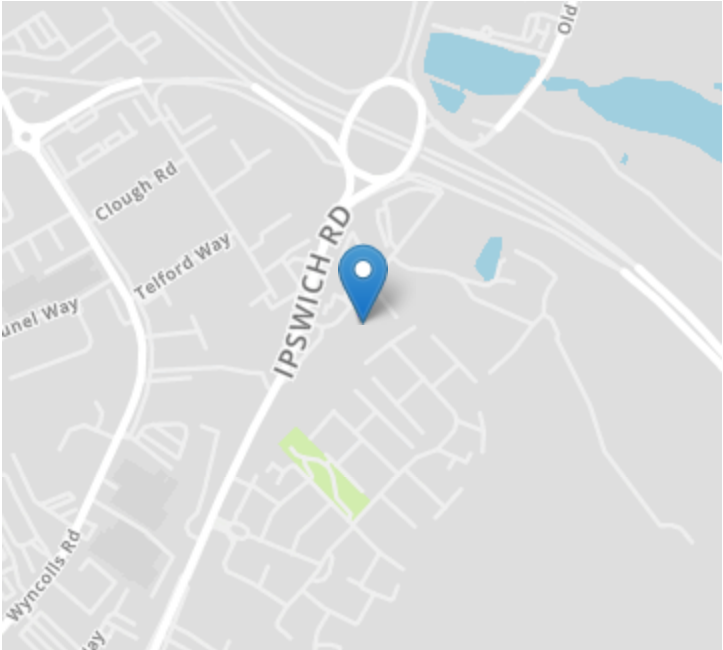
The property is further enhanced with a double garage with full power and up an over doors. Parking is easily accessible on a generous driveway to the front of the property. There is also the added benefit of an electric car charging point.

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.