



- A Contemporary Three Bedroom Detached Home
- Ardleigh Village Location
- Underfloor Heating To The Ground Floor
- Reception Room With Central Media Wall & Feature Wall Panelling
- Tasteful Kitchen With Integrated Appliances
- Utility Room
- First Floor Bathroom & En-Suite Shower Room
- Private & Enclosed Landscaped Rear Garden With Pergola
- Garage & Off Road Parking

Call to view 01206 576999 

10 Kiln Road, Ardleigh, Colchester, Essex CO7 7FE.

Kiln Road, Ardleigh, CO7 – A Contemporary and Exceptionally Well-Presented Three Bedroom Detached Home - Situated within the sought-after village of Ardleigh, this home enjoys a charming semi-rural setting while remaining conveniently positioned for local village amenities, well-regarded schools, and easy access to Colchester, Manningtree, and Dedham. The area offers a perfect balance of countryside living with excellent transport links and everyday conveniences.



Property Details.

Ground Floor

Entrance Porch

Living Room



Kitchen-Diner



Utility Room



Cloakroom

8' 9" x 6' 9" (2.67m x 2.06m)

First Floor

Landing

Master Bedroom



En-Suite



Property Details.

Bedroom Two



12' 4" x 10' 11" (3.76m x 3.33m)

Bedroom Three



8' 9" x 8' 1" (2.67m x 2.46m)

Bathroom



9' 3" x 5' 8" (2.82m x 1.73m)

Outside

Garage

12' 9" x 9' 4" (3.89m x 2.84m)

Salon



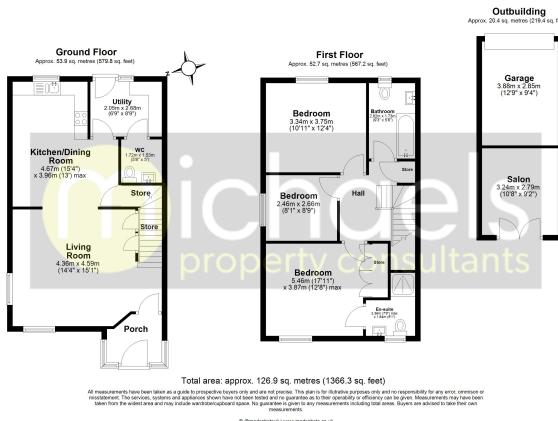
10' 8" x 9' 2" (3.25m x 2.79m)

Additional Information

Please be advised an estate charge is payable per annum. Please ensure you confirm the amount payable and legal set up with your appointed conveyancer at any early stage of your transaction to prevent any discrepancy.

Property Details.

Floorplans



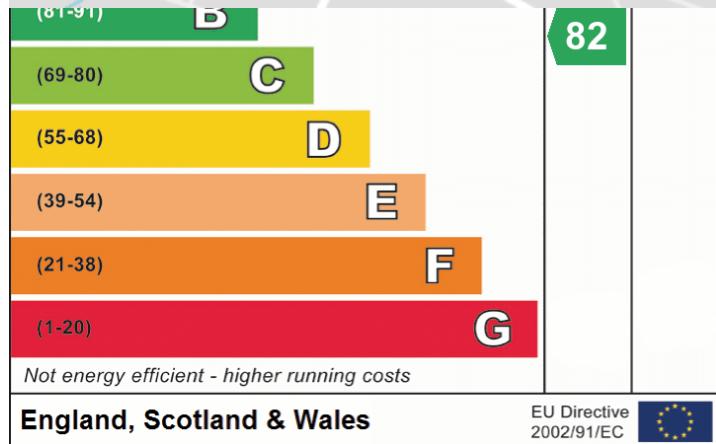
All measurements have been taken as a guide. They should not be relied upon for legal purposes. The vendor or his agent makes no representations for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee can be given to their operability or efficiency. Measurements may have been taken to the nearest centimetre and may not be exact. The vendor or his agent makes no representations as to the accuracy of these measurements, including floor area. Areas are shown to the nearest centimetre.

© Michael's Property Consultants Ltd

Plan produced using PlanIt2D

Kiln Lane, 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.