



- Vaughan & Blyth Exclusive Development
- Four Bedroom Detached Family Residence
- Two Reception Rooms
- Kitchen-Breakfast Room
- Separate Utility Room & Cloakroom
- Four Double Bedrooms
- Family And EnSuite Bathrooms
- Generous Garden & Complete With Garage
- ICW 10 Year Guarantee

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### Plot Four Picotts Place, Dedham Road, Ardleigh, Colchester, Essex. CO7 7LG.

Privileged with instructions to market this exceptional development, constructed by local renowned developers Vaughan & Blyth, we present 'Picotts Place'. Home to only seven bespoke and meticulously designed units, finished to the highest of standards throughout, it offers an array of contemporary comforts, combined with an idyllic village lifestyle. These distinctive & beautiful family homes are an exact representation of the incredible standards that Vaughan & Blyth have been synonymous with for many years.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect and window to front aspect, stairs to first floor, under stairs storage cupboard, under floor heating, doors to:

### Kitchen



10' 10" x 17' 6" (3.30m x 5.33m) 11' 3" x 11' 3" (3.43m x 3.43m) A range of stylish fitted kitchens with quality painted shaker doors, feature worktops in coloured "Silestone Quartz" with matching upstands and coloured Glass splashback to hob, integrated Neff appliances throughout to include combination oven, single oven, induction hob with stainless steel extractor, integrated dishwasher, fridge and freezer, centre island, ceramic tiled flooring with under floor heating throughout,

### Breakfast Area

9' 10" x 9' 8" (3.00m x 2.95m) UPVC french doors to rear aspect, UPVC window to rear aspect, underfloor heating

### Utility Room

5' 9" x 7' 0" (1.75m x 2.13m) Space in utility rooms for purchasers own washing machine and tumble dryer, with fitted modern units and inset stainless steel sink, tap with drainer, ceramic tiled floor, UPVC door to side aspect, underfloor heating

### Cloakroom

3' 1" x 7' 0" (0.94m x 2.13m) W.C, wall mounted wash hand basin

## Dining Room



15' 11" x 10' 10" (4.85m x 3.30m) window to front aspect, under floor heating

## Living Room



12' 11" x 17' 6" (3.94m x 5.33m) Agean stone fire place with polished granite hearth and inset cast iron multi-fuel burner, under floor heating, window to front aspect, communication points

## First Floor

### First Floor Landing

Stairs to ground floor, loft access, further doors to:



# Property Details.

## Master Bedroom



15' 11" x 11' 7" (4.85m x 3.53m) window to front aspect, radiator, door to:

## En-suite Bathroom



9' 4" x 6' 4" (2.84m x 1.93m) shower cubicle, wall mounted wash hand basin, chrome wall mounted towel rail, W.C, UPVC window to side aspect

## Bedroom Two



10' 6" x 17' 6" (3.20m x 5.33m) window to front and rear aspect, radiator

## Bedroom Three



11' 3" x 9' 8" (3.43m x 2.95m) Window to rear aspect, radiator

## Bedroom Four

11' 2" x 9' 8" (3.40m x 2.95m) Window to rear aspect, radiator

## Outside & Garden

Each plot will have patios/paths of "Natural Sandstone" paving as appropriate. Rear gardens will be turfed. Certain areas will have hedging to front boundaries as per the landscaping schedule. Please refer to the site plan for specific boundary details such as fencing which is particularly plot specific at Picotts Place.

Off road parking for multiple vehicles can be found on a private driveway, to the front of the garage. Each plot has a extra length (7m) single garage with remote control sectional up-and-over door. Power and light is also provided together with a timber personal door for clients convenience.

## Additional Information/Agents Note

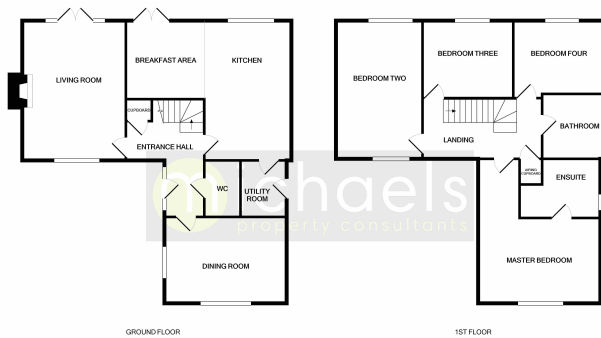
Please see the below link providing further information on the development, including the site plan:

[https://vbhomes.co.uk/wp-content/uploads/2019/03/Picotts-Place\\_WebBrochure.pdf](https://vbhomes.co.uk/wp-content/uploads/2019/03/Picotts-Place_WebBrochure.pdf)

Please be aware that the internal images are ones of our show home (Plot 5) and are used to provide an example of a finished home.

# Property Details.

## Floorplans



## 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.