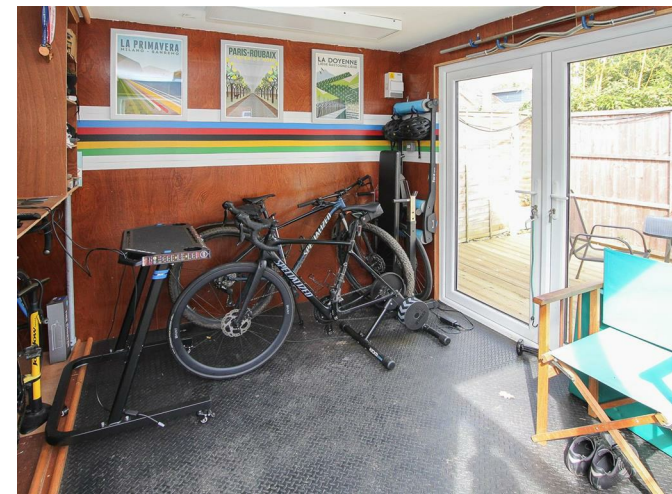




**Keith  
Ashton**

Orchard Piece, Blackmore  
Ingatstone



## 34 ORCHARD PIECE

Blackmore Ingatstone, CM4 0RY

For sale is this four-bedroom, semi-detached family home located in a quiet cul-de-sac just a short stroll from the heart of Blackmore Village with local amenities, including shops, pubs and the tearoom, along with plenty of options for lovely countryside walks. For those needing main road access, the A414, with links to the M11 and M25 is within just 3 miles. Should you wish to venture further afield, then Brentwood's busy town centre, with its great options for shopping and socialising, along with the mainline railway station, with its fast links into London, can be found approximately 5 miles away.

- FOUR BEDROOMS
- SEMI-DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- MODERN KITCHEN
- GROUND FLOOR CLOAKROOM
- OUTBUILDING / GARDEN ROOM
- INTEGRATED GARAGE & LONG DRIVEWAY

Guide Price £565,000



## Description

The entrance hall has stairs rising to the first floor and a door giving access into a bright and spacious living room with 'Herringbone' effect wooden flooring and a fireplace with log burning stove. A door to the end of the living room opens into a separate dining room with sliding patio doors opening onto the rear garden. The dining room opens into the kitchen which has been fitted in a lovely modern range of white, gloss wall and base units with brick effect tiled splashbacks. There is an integrated oven built into a large alcove space which would be large enough for a Range style cooker if desired. An inner lobby off the kitchen has further access into the garden from the side and a doorway into the ground floor cloakroom.

The first-floor landing has a useful storage/airing cupboard and doors to all rooms. All bedrooms are of a good-size and proportion, and there are three doubles and one single. Bedroom two has built-in storage with sliding doors. A family bathroom with fully tiled walls has a panelled bath with shower over and a wash hand basin and w.c. set into a built-in unit.

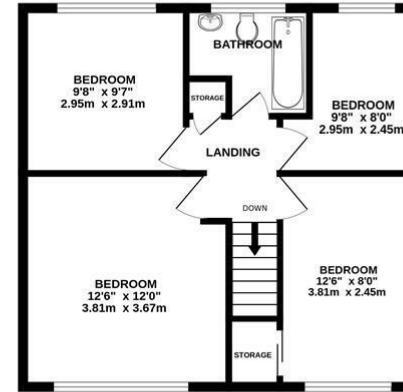
The rear garden is low maintenance being predominantly laid to paving with flower beds to the sides. At the bottom of the garden there is a spacious outbuilding/garden room with power, light, and internet connection. For those working from home, this room would be ideal for use as a home office. There are two sets of double French doors to the front and side allowing for lots of natural lighting. One set of doors open onto a raised decking area to the side which provides a nice spot to sit and relax. The property has an integral garage with sliding door at the rear which gives access into the inner lobby, and there is further parking provided to the front for several vehicles on the driveway. The remainder of the front is laid to lawn and has potential for further parking spaces if required. There is pedestrian access to the side of the house which leads through to the rear garden.



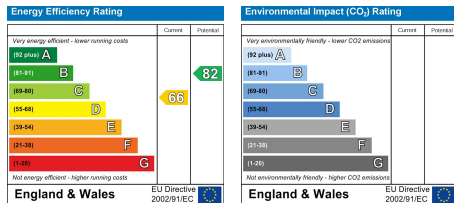
GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Ingatstone  
Council tax band: E  
Post code: CM4 0RY

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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