



5 St Laurence View

Ridgewell CO9 4FA

Offers In Excess Of £499,995
Freehold



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HALL

Accommodation half glazed entrance door to hall. Turning stairs rise to the first floor with cupboard under, power and light connected. Karndean flooring. Radiator.

CLOAKROOM

5'9" x 4'2" (1.75m x 1.27m)

Suite comprising low-level WC, wash hand basin, double glazed window to side, extractor fan, half tiled walls, tiled floor.

KITCHEN/DINER

16'8" x 11' (5.08m x 3.35m)

Beautifully fitted comprising enamel, twin bowl sink unit with Silestone worktop surfaces sweeping to both sides, integrated dishwasher, induction hob, oven and grill under, extensive range of base units, cupboards and cutlery drawers, matching wall cupboards, integrated fridge freezer, eye level microwave, integrated washing machine, concealed lighting to worktop surfaces, double glazed windows to side and front aspects.

LOUNGE

16'8 x 11'10" (5.08m x 3.61m)

Karndean flooring, double glazed window to side aspect and double French doors to rear.

LANDING

Window on half landing, double radiator, cupboard housing the hot water cylinder.

BEDROOM ONE

11' x 11' plus walkway (3.35m x 3.35m plus walkway)

Double glazed window to front and side aspects, radiator.

EN SUITE SHOWER

Double shower cubicle, low level wc, wash hand basin,, fully tiled walls, chrome ladder radiator, ceiling downlighting..

BEDROOM TWO

Double glazed window to rear, built in double wardrobe cupboard, Radiator.

BEDROOM THREE

11'11" x 7'4" (3.63m x 2.24m)

Double glazed window to rear, radiator.

BATHROOM

9'3" x 6'1" (2.82m x 1.85m)

Fully tiled walls, bath with shower screen, low level WC, wash hand basin, double glazed window to side aspect, chrome radiator.

OUTSIDE

The property is positioned within a bespoke beautiful location within a quiet turning. Two car parking spaces. Picket fence and gate provide access to the front and sides with beautiful landscaping, young and mature hedges, raised decking area with barbeque. Stunning 180 degree views over the fields towards St Laurence church. Garden shed 13'5 x 6'6" with power and light connected. REAR incorporating greenhouse. Gate provides access to the open countryside which is adjacent. Built-in Turkish grill and pizza oven and tandoori oven also built-in fridge. Measurement is 8'8" x 5'10", perfect for the entertaining of summer evenings. The garden extends to approximately 52' in depth enjoying a north easterly aspect raised decking area, raised vegetable plot, hot tub included.

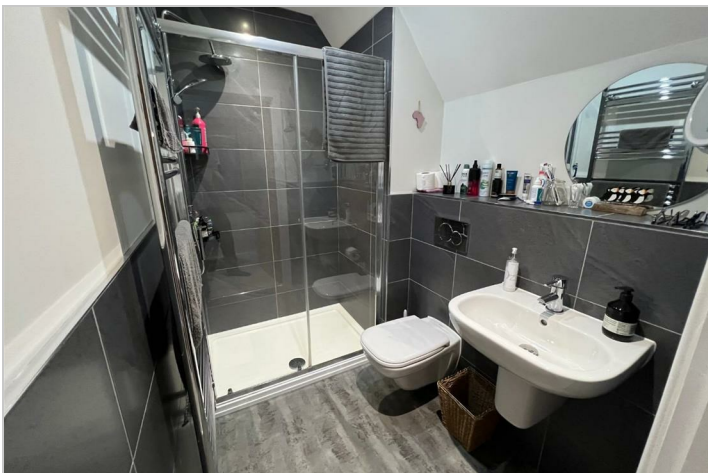
SERVICES

We understand that mains water, electricity are connected to the property.

AGENTS NOTE

THERE IS A YEARLY MANAGEMENT FEE OF £402.00 PAYABLE.

Tel: 01787 479988



Road Map



Hybrid Map



Terrain Map



Floor Plan

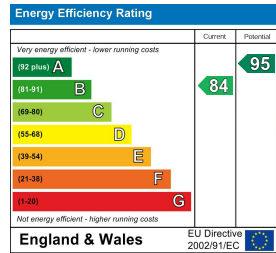
TOTAL FLOOR AREA: 102.1 sq.m. (1099 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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