

- Four Bedroom detached house
- New Build
- Approximately 2300 square foot
- High Specification throughout
- 32 ft kitchen/ family room
- Three bathrooms
- Utility Room
- Garage and parking for multiple cars
- Generous garden approximately 110 ft
- 10 Year Warranty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

**GREENWOOD**  
PROPERTY CONSULTANTS

**Fox Chase, Fox Street**  
Colchester, CO7 7PS

£775,000  
: Deposit  
: Available Date



Essex House  
42 Crouch Street  
Colchester  
Essex  
CO3 3HH

<http://www.greenwoodpc.co.uk>  
[sales@greenwoodpc.co.uk](mailto:sales@greenwoodpc.co.uk)  
01206 616820

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Property Description

Greenwood Property Consultants are delighted to bring to market this fantastic brand new four bedroom, beautifully presented detached house in the highly sought after village of Ardleigh, positioned near to Colchester City and the village of Dedham which boasts many local amenities, schools, shops and great road and transport links.

The property is situated on a quiet, private road in a cul-de-sac, located within an exclusive development of just four new build 'boutique' homes. It comes with a generous 2,300 square feet, large South facing garden, detached garage and ample parking. It also benefits from a 10 year NHBC warranty and an alarm.

This simply stunning, detached house is spread over two floors and provides almost 2300 sq. ft. of internal living accommodation, finished to an exacting standard and specification, offering open plan minimalist living.

The Property  
Entering through the incredibly large entrance hall with "Statement" Chandelier and inset wall spot lights, there is a family sitting room, further reception room and study/ bedroom 4. Additionally, there is a fully tiled shower room finished in a contemporary style.

This leads into a voluminous living area which incorporates dining space, seating area and luxury, high quality fitted kitchen with quartz marble worktops, brass sanitary wear, integrated fridge, freezer and dishwasher. Bosh double ovens and ceramic induction hob with hidden extractor, large Island/ breakfast bar with quartz marble

worktop, incorporating integrated wine rack and hidden cutlery draw, Bi-fold doors open onto the generous garden patio and bring the light in from the South facing garden. Off the kitchen is a utility room, again finished to an exacting standard with quartz marble work top, brass sanitary wear, plumbing for washing machine and tumble dryer.

The entire ground floor space enjoys underfloor heating courtesy of the modern air source heat-pump.

On the first floor you enter the Principle bedroom with which has a contemporary en-suite shower room with feature vaulted ceiling, steps lead onto the private balcony with views over the garden and beautiful uninterrupted views over the surrounding area.

There are two further double bedrooms and a large four piece family bathroom with separate shower cubicle and tub.

Outside

There is a generous, South facing garden (approximately 110ft) laid to lawn with large, stone patio area, perfect for relaxing in the afternoon or late summer evening with a beverage !

To the front of the house is a detached garage with electric charging point and off-road parking for multiple cars.

The house has been cleverly designed with much thought to living and comfort attention to detail, finish and quality can be seen throughout

Council Tax: TBA

Location

Situated in sought after Village location of Ardleigh, set between Colchester and Dedham, it has a good primary school, post office, doctors surgery and popular, The Wooden Fender pub. In addition,

