

oakheart

£640,000

Old Ipswich Road, Dedham



**** SOLD PRIOR TO MARKETING ****

A remarkable opportunity presents itself with the availability of a spacious five-bedroom detached chalet nestled on the picturesque Ardleigh/Dedham border, encompassing approximately 3.75 acres (STLS) of scenic land. Offering abundant accommodation, this property is tailor-made for a growing family seeking their ideal residence. While certain areas of the property may require

refurbishment, it provides an excellent foundation for personalisation.

Internally, the layout comprises an entrance porch, inviting hallway, sizeable formal reception room, four ground floor double bedrooms with two en-suite facilities, an additional single bedroom, family bathroom, cloakroom/utility room, well-appointed kitchen, dining area boasting a striking glazed rear view, supplementary snug/TV room, and a first-floor loft room with a walk-in wardrobe. Externally, the property boasts a substantial plot, primarily wooded, with the added bonus of a swimming pool (in need of renovation) and a

generously-sized, secluded rear garden. Various outbuildings and storage spaces are available, alongside ample off-road parking.

Situated to the North of Colchester, the property offers swift access to the A12/A120 routes connecting to Ipswich and London, while also being conveniently close to Colchester's dynamic and historically rich city centre, featuring an array of independent shops, eateries, and entertainment venues. Additionally, an excellent selection of schools is within easy reach, further enhancing its appeal as a family home.



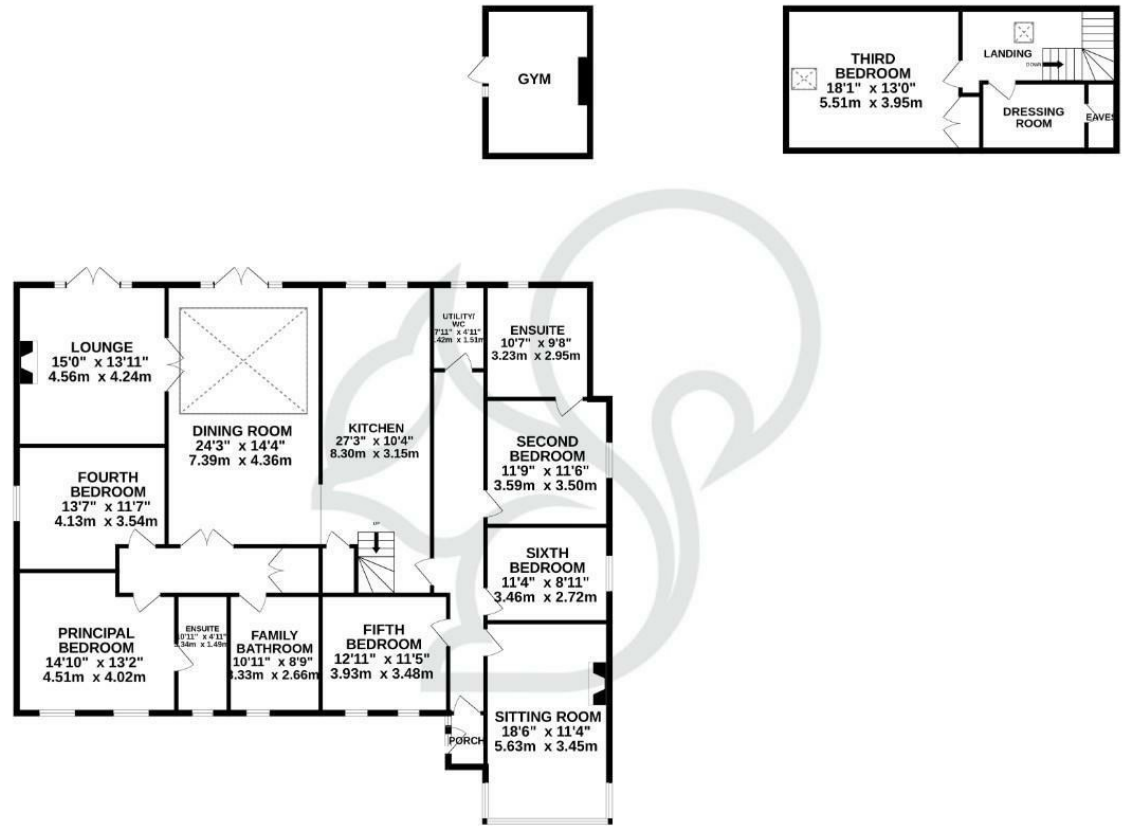






GROUND FLOOR
2415 sq.ft. (224.3 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 2819 sq.ft. (261.9 sq.m.) 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E	25	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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