

oakheart

£450,000

Guide Price
Carder Close, Ardleigh



Guide Price: £450,000 - £475,000.

Nestled within the sought-after Hollytree Walk development, built by Bellway, this immaculately presented four-bedroom, two-bathroom detached home offers generous living space and a superb layout ideal for modern family life. Located in the desirable area of Ardleigh, just outside Colchester, this home enjoys a peaceful residential setting while remaining within easy reach of local amenities, high-performing schools, and excellent transport links.

Upon entering, you are welcomed by a bright entrance hall with a

useful storage cupboard and a contemporary WC. To the left is the spacious living room, bathed in natural light thanks to dual-aspect windows to the front and patio doors opening to the rear garden. To the right and rear of the home lies the heart of the property – an open-plan kitchen, dining, and entertainment area. The stylish kitchen offers an abundance of cupboard and worktop space along with high-quality integrated appliances. This seamlessly flows into the dining and entertainment area, which also enjoys patio doors opening onto the garden, perfect for indoor-outdoor living.

The first-floor landing leads to a generous principal bedroom

complete with a sleek en-suite shower room. Three further well-proportioned bedrooms and a modern family bathroom complete the upstairs accommodation, making it ideal for growing families or those needing versatile space.

The front of the property features a well-kept garden and a private driveway leading to an integral garage, offering ample off-road parking. The attractive exterior combines traditional brickwork with modern detailing, enhancing its curb appeal. To the rear, the expansive garden is a standout feature, with a large patio area perfect for alfresco dining, leading onto a well-maintained lawn. There is also convenient access to the garage from the garden.



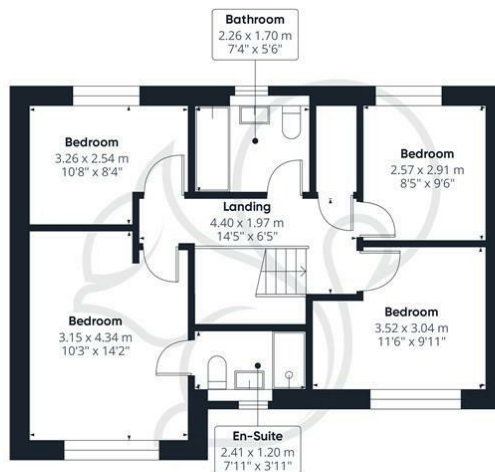




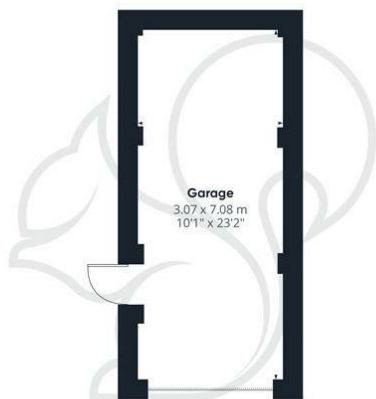




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area[®]
132.4 m²
1424 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

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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