



CharlesWright

PROPERTIES

Selling Properties the Wright Way



2 Wheatland Station Road

Ardleigh, Colchester, CO7 7RS

Guide price £635,000



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Description

An attractive detached family home beautifully extended to provide a fantastic kitchen/family room creating an ideal space for entertaining, especially with the wave doors opening out onto a generous terrace. The kitchen is comprehensively hand built with painted wooden units with a Quartz worktop, utilising integrated Neff and Smeg appliances and Franke 4 in 1 boiling and filtered water tap.

The well appointed property compliments the ground floor lay out with the first floor. There is also three parking spaces in front of the house and an excellent sized west facing rear garden with the patio, covered seating area, studio and a large lawned garden.

Location

Ardleigh is a poplar village to the north east of Colchester with a number of facilities including a post office, convenience store, take away, petrol station and it's own primary school to name but a few. Further facilities are within easy reach at nearby Manningtree, 4 miles or the historic Roman town of Colchester is 6 miles. For the commuter, Manningtree is also on the main line, Norwich to London's Liverpool Street where the journey is scheduled for just under the hour. There are a number of activities locally with both Stour sailing club and Ardleigh sailing club close by as well as some stunning walks along the Stour in Constable Country.

Entrance Hall

16'4 x 6'2max (4.98m x 1.88mmax)

Double glazed window to side, stairs to first floor, one radiator.

Claokroom

6'7 x 2'6 (2.01m x 0.76m)

Low level wc, wash hand basin, tiled walls, chrome heated towel rail.

Sitting Room

17'7 x 9'10 (5.36m x 3.00m)

Double glazed window to front and side, one radiator.

Family Room

16'1 x 12 (4.90m x 3.66m)

Open plan onto the kitchen/dining room, log burning fire. dresser unit.

Kitchen/diner

25'4 x 13'6 (7.72m x 4.11m)

Wave doors along the rear and roof lantern, wall mounted Mitsubishi air con unit, custom made fitted units under a quartz worktop, incorporating a sink unit with a Franke 1 in 4 hot/cold water tap, cupboard under adjacent quartz work top with integrated Smeg dishwasher, adjacent wall cupboard housing Lamona larder fridge. Further wall cupboard incorporating Neff double oven, microwave and coffee maker. Tiled floor

Utility Room

8'3 x 7'8 (2.51m x 2.34m)

Matching units with quartz work tops with plumbing for tumble dryer and washing machine, wall cupboard housing larder freezer, range of matching units and half glazed door to side.

Landing

13'4 x 6'5 (4.06m x 1.96m)

Double glazed window to side, loft access, air con unit, built in airing cupboard and radiator.

Bedroom One

16'7 x 10'10 max (5.05m x 3.30m max)

Double glazed window to front, air con unit, radiator, shelving and hanging rail.

Ensuite Shower Room

9'9 x 3'10 (2.97m x 1.17m)

Double glazed window to side, fully tiled shower cubicle, pedestal wash hand basin, low level wc, tiled walls and radiator.

Bedroom Two

11 x 8'10 (3.35m x 2.69m)

Double glazed window to rear, built in wardrobes and radiator.

Bedroom Three

10'6 x 8'9 (3.20m x 2.67m)

Double glazed window to rear and radiator.

Bedroom Four

8 x 7'4 (2.44m x 2.24m)

Double glazed window to rear and radiator.

Bathroom

8'8 x 5'8 (2.64m x 1.73m)

Fully tiled walls with white suite and chrome fittings, with panelled bath, pedestal wash basin, low level wc and radiator.

Storage Garage

8'3 x 8'3 (2.51m x 2.51m)

Electric roller door, power and light.

Outside and Gardens

Shared shingle driveway leading to private parking for three vehicles in front of the property. Access is obtained to the rear of the garden via the side, leading onto a large spacious west facing patio ideal for al fresco dining. Beyond is a large lawned garden with a variety of trees and shrubs interspersed. There is a raised terrace under a pergola, offering private seating. An outside studio 11'3 x 7'5 and garden shed.

Agents Note

Mains water, electricity, gas and drainage are connected to the property.

Council Tax: Band E

EPC: Band C

Tenure: Freehold

Council: Tendring District Council



Road Map



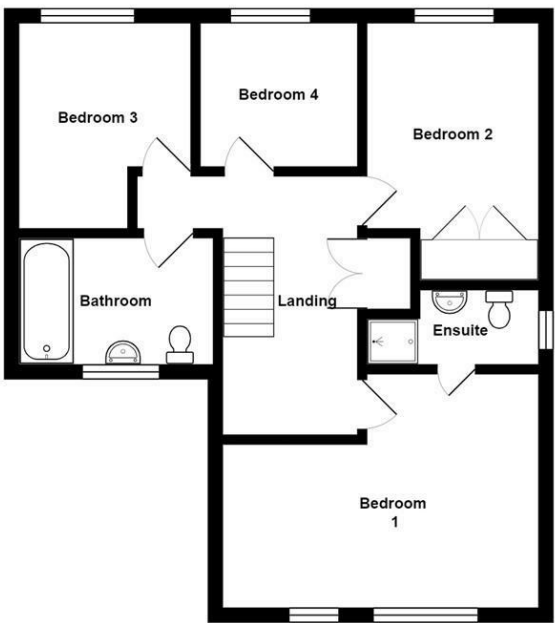
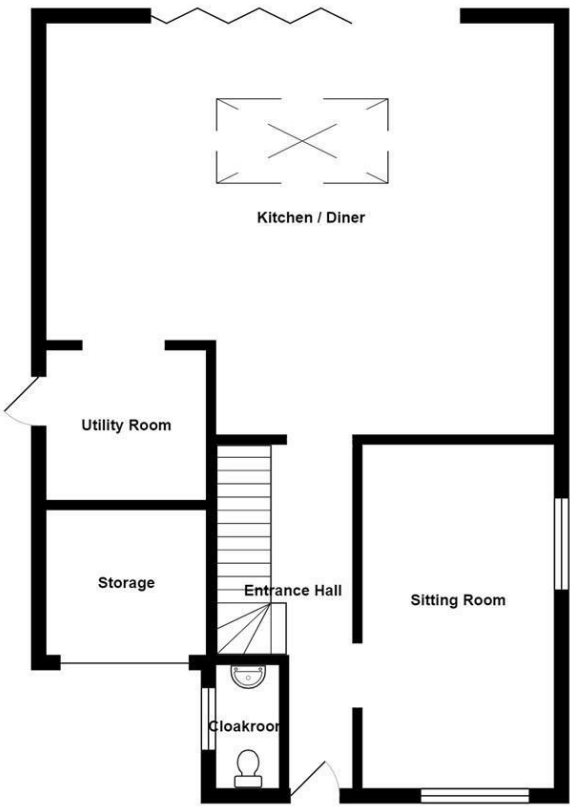
Hybrid Map



Terrain Map



Floor Plan

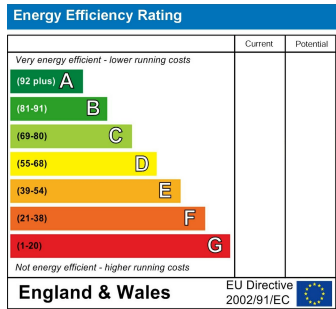


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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