



**Glebe Cottage, Little Bromley Road, Ardleigh, Colchester,
CO7 7NQ**

welcome to

Glebe Cottage, Little Bromley Road, Ardleigh, Colchester

This spacious detached house is situated in a lovely rural setting in the popular village of Ardleigh. The village offers excellent access to Colchester's city centre, being on a bus route into the city, as well as local village school and amenities. A mainline train station is found at Manningtree.



Early viewing is advised of this spacious detached property situated in a popular village location, offering excellent access to transport links and the A12, schools, amenities and stunning countryside. Surrounded by stunning countryside and offered with NO ONWARD CHAIN, early viewing of this property is strongly advised to fully appreciate its potential.

Ground floor accommodation comprises 28 ft lounge with doors onto the garden, inner lobby, family bathroom, 25 ft kitchen/diner and utility area. The first floor offers three good size double bedrooms and a shower room. The property benefits from oil fired central heating and independent water supply.

Entrance Door To:

Entrance Porch

With door to:

Living Room

28' 2" x 11' 6" (8.59m x 3.51m)

Double glazed windows to front and double glazed sliding doors to side, two radiators, laminate flooring, fireplace, doors to:

Inner Hallway

Stairs to first floor, window to Kitchen/Diner, doors to:

Bathroom

Modern white suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., part tiled walls, tiled floor, wood panelling to ceiling, restricted head height, radiator.

Kitchen / Diner

25' 6" max x 10' 7" max (7.77m max x 3.23m max)

Double glazed windows to sides and rear and door to side, tiled floor, wood burner, modern matching white base and eye level units, work surfaces, inset

stainless steel sink unit with mixer tap, tiled splashbacks, integrated eye level double oven, inset hob with extractor hood over, space for appliances, open access to:

Utility Room

10' 11" max x 7' 10" max (3.33m max x 2.39m max)

White base level units, wall mounted cupboard, work surfaces, tiled floor.

First Floor Accommodation

Landing

Double glazed window to side, doors to:

Bedroom One

13' 11" max x 11' 7" max (4.24m max x 3.53m max)

Double glazed window to front, radiator, carpet, sloping ceiling.

Bedroom Two

13' 10" max x 9' 5" to front of wardrobes (4.22m max x 2.87m to front of wardrobes)

Double glazed window to front, radiator, carpet, built-in wardrobes with mirror fronted doors, sloping ceiling.

Bedroom Three

13' 11" x 8' 2" (4.24m x 2.49m)

Double glazed windows to rear and side, radiator, carpet, sloping ceiling.

Shower Room

White suite comprising tiled shower cubicle, pedestal wash hand basin and low level w.c., radiator, skylight window.

Outside

The property benefits from ample off street parking as well as a Double Garage.

There are extensive gardens which are mainly laid to lawn with summer house and the property is surrounded by beautiful open countryside.



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welcome to

Glebe Cottage, Little Bromley Road, Ardleigh Colchester

- Detached Family Home
- Spacious Living Accommodation
- Three Double Bedrooms
- En Suite & Family Bathroom
- Double Garage & Ample Parking
- Extensive Lawned Gardens With Summer House
- Popular Village Location

Tenure: Freehold EPC Rating: E

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120537 - 0002

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk