



Fox Street, Ardleigh, Colchester, CO7 7PS

welcome to

Fox Street, Ardleigh, Colchester

This detached chalet bungalow is situated in the village of Ardleigh, yet offering convenient access into the city centre. The property has spacious ground floor accommodation and benefits from the first floor undergoing renovation to provide additional accommodation.



Early viewing is essential to fully appreciate the scope of this detached property which is situated on a large plot in a village location with good transport links.

The ground floor offers entrance hall, living room, dining room/ bedroom, kitchen, utility room, cloakroom, two conservatories and bedroom with dressing room and en suite.

There is a generous first floor which is currently being adapted to offer three further bedrooms, two en suites and a family bathroom.

Externally there are lovely mature large gardens, a garage with various offices and store rooms and a cabin/annex with kitchen/living room and shower room.

Entrance Door To:

Entrance Hall

With stairs to first floor and doors to:

Lounge - 24' 5" x 15' (7.44m x 4.57m)

Wooden flooring, feature brick fireplace with log burner, double glazed windows to front and side, double glazed doors leading to Conservatory, door to Kitchen.

Conservatory - 42' 4" x 10' 2" (12.90m x 3.10m)

Tiled floor, doors leading to garden, power available.

Kitchen / Breakfast Room - 15' 10" max x 15' 9" max (4.83m max x 4.80m max)

Range of base and eye level units, work surfaces, inset sink and drainer unit, integrated cooker, space for appliances, feature brickwork and beams, tiled floor, double glazed velux roof windows, radiator, double glazed window to rear, opening to:

Utility Room - 8' 4" x 5' 10" (2.54m x 1.78m)

Tiled floor, door leading to W.C., storage cupboard, radiator, feature ceiling beams, doors to Conservatory.

Cloakroom

Low level w.c., wash hand basin, tiled walls and floor, frosted double glazed window.

Sun Room - 10' 1" x 7' 8" (3.07m x 2.34m)

Tiled floor, windows and doors to rear garden.

Bedroom One - 15' x 12' 1" (4.57m x 3.68m)

Wooden flooring, door to Dressing Room, opening to:

En Suite

Modern wet room comprising shower unit with curved screen, bidet, concealed cistern w.c. and wash hand basin set into vanity unit, tiled floor and walls, double glazed windows and velux window.

Dining Room / Bedroom Two - 14' 7" x 12' (4.45m x 3.66m)

Wooden flooring, period style double glazed windows to front and side.

First Floor Accommodation

Total Floor Space

36' 7" x 21' 6" (11.15m x 6.55m)

With restricted head height. This area is in the process of being developed into additional accommodation of three further bedrooms, two en suites and a family bathroom.

Outside

There is a large driveway providing ample off street parking and giving access to the Garage with offices and store rooms.

There are large lawned gardens with mature trees and hedges and various seating areas. There is a cabin/annex with kitchen/living room and shower room.



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Ground Floor



First Floor



Outbuilding



Annex

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Fox Street, Ardleigh Colchester

- Detached Chalet Property On Large Plot
- Spacious Accommodation To Ground Floor
- First Floor With Potential For Further Accommodation
- Garage & Outbuildings
- Annex/Cabin With Kitchen/Lounge & Shower Room
- Large Gardens & Grounds
- Early Viewing Essential

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D



£1,500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120827 - 0003

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