



**Ingrams Piece, Ardleigh, COLCHESTER, CO7 7PZ**

**welcome to**

**Ingrams Piece, Ardleigh COLCHESTER**

£425,000-£450,000 Guide. Offered with **\*NO ONWARD CHAIN\*** this exceptional **\*DETACHED HOUSE\*** is well presented offering **\*SUBSTANTIAL FAMILY ACCOMMODATION\***. Situated in a **\*SOUGHT-AFTER CUL-DE-SAC\*** the property is ideal for **\*ST MARYS PRIMARY SCHOOL\***, local convenience store and 'The Lion' Public House.



## Entrance

The property is entered via the front door with double glazed insets leading to:

## Entrance Hall

Built-in under-stairs cupboard, radiator, stairs rising to the first floor and doors leading to;

## Lounge

17' 4" into bay x 10' 6" max ( 5.28m into bay x 3.20m max )  
Double glazed bay window to the front aspect, chimney breast with log burner and two radiators.

## Study / Bedroom Five

13' 4" x 8' 6" max ( 4.06m x 2.59m max )  
Double glazed bay window to the front aspect and a radiator.

## Open Plan Kitchen/ Dining Area Kitchen

11' 8" x 10' 10" max ( 3.56m x 3.30m max )  
Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, range of white high-gloss wall and floor mounted matching cupboards and drawers, integral fridge, freezer and dishwasher, built-in electric double oven with four-ring gas hob and cooker hood over, inset spotlights, tiled flooring, door to the utility room and open access to:

## Dining Area

11' 2" x 9' 10" max ( 3.40m x 3.00m max )  
Double glazed French doors opening onto the rear garden, double glazed windows to the rear and side aspects, two radiators and tiled flooring.

## Utility Room

7' 8" x 5' 2" ( 2.34m x 1.57m )  
Part obscure double glazed side door to the rear

garden, double glazed window to the rear aspect, wall-mounted cupboards (housing the Worcester boiler), worktop, plumbing for a washing machine, radiator, extractor fan, tiled flooring and a door leading to:

## Cloakroom

Low level WC, pedestal wash hand basin with mixer tap, radiator, extractor fan and tiled flooring.

## First Floor Landing

Double glazed window to the front aspect, access to the loft, two built-in cupboards and doors leading to;

## Bedroom One

12' 4" into wardrobes x 11' max ( 3.76m into wardrobes x 3.35m max )  
Double glazed window to the front aspect, built-in wardrobes with sliding doors, radiator and a door leading to:

## En-Suite Shower

Obscure double glazed window to the side aspect, double shower cubicle with 'Triton' electric shower and adjustable shower head, wash hand basin with mixer tap, low level WC, Chrome heated towel rail, shaver point, extractor fan, inset spotlights, part tiled walls and tiled flooring.

## Bedroom Two

13' 4" x 8' 6" max ( 4.06m x 2.59m max )  
Double glazed window to the rear aspect and a radiator.

## Bedroom Three

10' x 7' 10" max ( 3.05m x 2.39m max )  
Double glazed window to the rear aspect and a radiator.

## Bedroom Four

9' 10" x 8' 10" max ( 3.00m x 2.69m max )  
Double glazed window to the rear aspect and a radiator.

## Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and adjustable shower head, wash hand basin with mixer tap, low level WC, radiator, shaver point, extractor fan, inset spotlights, part tiled walls and tiled flooring.

## Rear Garden

The generous rear garden is mainly laid to lawn with a decked patio, paved patio to the side, external tap and further gated access to the front of the property.

## Garage

20' x 10' ( 6.10m x 3.05m )  
Up and over door to the front with power and lighting connected.

## Parking

The block paved driveway can be found to the front of the property providing off road parking.



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## Ingrams Piece, Ardleigh, COLCHESTER

- GUIDE £475,000 - £500,000
- Four/Five Bedrooms
- Open-Plan Kitchen/Dining Area
- En-Suite to the Master Bedroom
- Substantial Rear Garden

Tenure: Freehold EPC Rating: B

guide price

**£425,000-£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ107944 - 0009

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