



The Paddocks
Harts Lane, Ardleigh

**DAVID
BURR**



The Paddocks, Harts Lane, Ardleigh, Colchester, Essex, CO7 7QH

The charming village of Ardleigh is located in the Dedham Vale, an area of outstanding natural beauty. Local amenities include a village store, public house and parish church. Ardleigh is located within easy access of the A12 and A14 with the town of Colchester providing extensive amenities only 4 miles away with mainline rail links to London Liverpool Street taking approximately 50 minutes.

LAST AVAILABLE PLOT. A newly constructed three double bedroom bungalow sits within approximately one acre of land located in a quiet rural location commutable to the A12. This property boasts an extremely high internal and external finish with 10-year Build zone warranty.

The Paddocks:

Upon entering the property you are welcomed by an inviting hallway which offers storage that houses a water cylinder in addition to underfloor heating manifolds and a storage area. A loft hatch is located within the hallway with a drop-down ladder for access.

The bathroom has been finished to an excellent standard which includes tiled flooring and semi tiled walls, wall hung storage unit with ceramic sink on top and mixer tap, full length bath with over the top shower and glass splash back screen. The bathroom is further enhanced by a W.C with hidden cistern.

Flooring throughout the property can be selected by the buyers and will be installed between exchange and completion. There will be a range of LVT and carpets to choose from.

All bedrooms have been designed to allow buyers to input their own cupboard units once occupied with the main bedroom benefitting from a box window area to the front along with an ensuite incorporating a walk in rainfall and handheld shower, W.C with hidden cistern, light up vanity unit and a wall hung storage unit with a hand wash basin on top.

The kitchen / breakfast room is located at the rear of the property and is complete with a range of low level and eye level cupboards, quartz

worktops throughout that overlap to allow space for a breakfast bar in the central island. Neff branded double oven, dishwasher and wine cooler are integrated within the units with down lighting features above the central island. Space available for a dining table and chairs with doors to the rear of the property.

The utility room also has quartz surfaces with a sink/drainage and integrated washing machines with further cupboard space. Sitting room with bi-folding doors to the rear of the property.

HEATING: The property has zonal underfloor heating through which is controlled by individual thermostats via an external air source heat pump.

Outside

This final remaining property is sat within approximately 1 acre of land (sts) which wraps itself from the rear of the property round to the side and front of the bungalow. Externally the bungalow has parking for an array of vehicles along with a garage that has an electric door and gated side access. The property also comes with external lighting and water tap to the rear and its very own private EV charging point to the side of the property and patio area to the rear of the bungalow. Within the rear garden the most notable feature is the rebuilt and fully functioning water well.

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The private drive serves all three new build bungalows at the rear and its ownership and maintenance will be split evenly between the three properties.

DISCLAIMER: The internal photos used are of another plot on the development and are being used as an example of finishings.

TENURE: Freehold

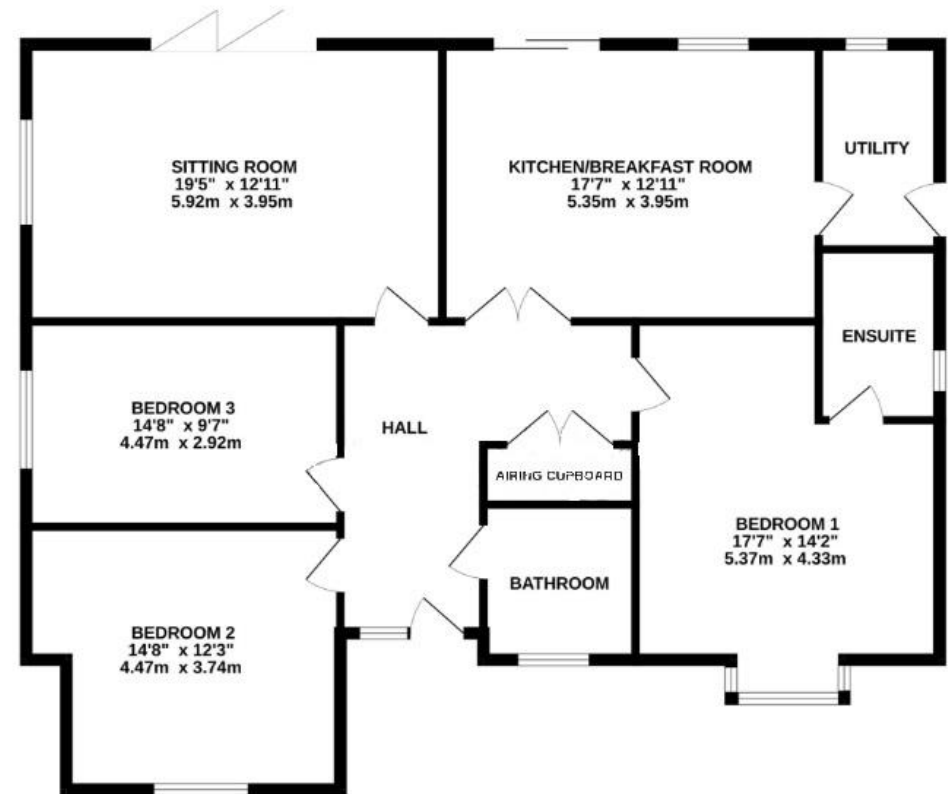
SERVICES: Mains water and electricity are connected. Private domestic plant treatment drainage. Air Source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B. A copy of the energy performance certificate is available on request.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

GROUND FLOOR
1304 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq ft (121.2 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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