



Turnpike Close | Ardleigh | CO7 7QW

FINE & COUNTRY









STEP INSIDE

OVERVIEW

Offering 2163 square feet of accommodation, this five bedroom, three bathroom detached family home has loads to offer. Situated in an ideal spot for commuters in the popular village of Ardleigh. Call us now to arrange your viewing

STEP INSIDE

The entrance hallway offers access to a large living room, separate study/snug, cloakroom and full width kitchen diner offering an island with breakfast bar, integrated Bosch electric oven, Bosch induction hob, fridge/freezer, dishwasher and microwave. The kitchen has a stunning bi-fold door leading to the garden and plenty of dining space as well as a door leading to a separate utility room. All ground floor rooms benefit from underfloor heating

On the first floor there is a master bedroom with en-suite shower room and dressing room. there are also two further double bedrooms and a family bathroom. The second floor has two large bedrooms and another shower room

Room Sizes:

Ground floor

Living Room 16'10" x 12'9"

Study/Snug 8'9"x7'2"

Utility Room 5'7"x 5'0"

Kitchen/Diner 28'8" x 12'5"

Cloakroom

First Floor

Master bedroom 16'4"x12'1" with en-suite and dressing room

Family Bathroom 7'9"x6'2"

Bedroom 15'5"x9'4"

Bedroom 13'10"x9'4"

Second Floor

Shower Room 7'8"x7'4"

Bedroom 20'3"x10'2" with additional restricted height section (7'5"x8'1")

Bedroom 20'3 x 12'4" (Max)



STEP OUTSIDE

STEP OUTSIDE

To the front of the property is a substantial driveway with ample parking for multiple vehicles. To the rear is a fence enclosed South East facing garden, mainly laid to lawn with a patio area.

LOCATION

This stunning home is located in the charming village of Ardleigh. Situated in the beautiful countryside of Essex, this location offers the perfect balance between peaceful rural living and convenient access to nearby towns and amenities.

Ardleigh has a welcoming community feel with local amenities, including a village shop, pub, post office, and primary school. It's ideal for those seeking a close-knit village atmosphere. Just a short drive from Colchester, residents benefit from easy access to a wider range of facilities, such as shopping, dining, cultural attractions, and entertainment options. Colchester also offers highly regarded schools and excellent healthcare facilities.

The property is well-connected, with quick access to the A12, providing efficient routes to Ipswich, Chelmsford, and London. The nearby Colchester North Station offers direct train services to London Liverpool Street, making this location ideal for commuters seeking a countryside retreat.

This property offers a desirable location that combines the tranquillity of village life with the convenience of nearby urban centres and transport links, making it an ideal choice for families, professionals, and anyone looking to enjoy the best of both worlds.

Turnpike Close

"DoubleClick Insert Picture"

Approximate Gross Internal Area
199.3 sq m / 2145 sq ft



Ground Floor = 71.8 sq m / 773 sq ft



First Floor = 70.6 sq m / 769 sq ft



Second Floor = 67 sq m / 613 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

RICHARD SEELEY
SALES MANAGER

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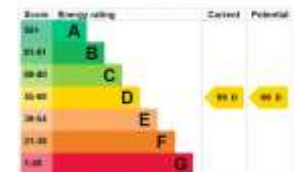


Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.





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