



## Dead Lane, Ardleigh

**\*\*Chain Free\*\*** Nestled in the serene village of Ardleigh, this immaculate 3-bedroom bungalow offers a harmonious blend of modern comfort and natural beauty. Set on a substantial plot approaching 0.5 of an acre this property features spacious bedrooms, a stylish kitchen, and an inviting open-plan living and dining area. With a large double garage and a home office, this is a truly stunning home that wants for nothing.



Guide price £600,000















































## The Property

Welcome to this charming 3 double bedroom detached bungalow which is both thoughtfully designed and expertly executed to create a truly beautiful home.

As you enter, you'll immediately notice the spacious and inviting atmosphere of the home. The heart of this bungalow is the open plan kitchen, living, and dining area. With an abundance of natural light streaming in through large windows, this space is the perfect hub for family gatherings or time spent with friends. The kitchen boasts contemporary fixtures and high-end appliances, seamlessly flowing into the living and dining areas, making it the perfect entertaining space.

One of the highlights of this property is the garden room, a tranquil retreat that brings the outdoors in. It's the ideal place to enjoy a morning coffee, read a book, or simply take in the views of property's impressive grounds.

The principal bedroom is beautifully presented and features a private and contemporary en suite bathroom. The room is both light and generously sized with ample inbuilt storage. The two additional double bedrooms are equally spacious and well-appointed, ensuring comfortable accommodations for family members or guests.

The family bathroom is similarly beautifully designed, with modern fixtures and finishes

Throughout the bungalow, you'll find quality materials and finishes, reflecting a commitment to both style and functionality. The neutral colour palette creates a timeless backdrop, allowing you to add your personal touch and make this space truly your own.

## The Outside

This generous half-acre plot is a hidden gem, featuring a sunny west-facing orientation and a large, well-maintained lawn at its centre. The lawn provides plenty of space for outdoor activities and relaxation. Surrounding the lawn, you'll discover a variety of colourful herbaceous shrubs that add character and charm to the garden, changing with the seasons. At the end of the garden you will find mature trees offering shade and a natural, peaceful atmosphere. The property also includes a convenient double garage equipped with an office space and power supply, making it an ideal spot for working from home, gym or extra storage. With ample off-road parking, this property offers a perfect blend of tranquillity and practicality, catering to both outdoor enthusiasts and families in need of a functional outside space.

## The Area

Ardleigh is a small village in the Tendring district and is amidst arguably the prettiest countryside in Essex. With a village shop, a highly regarded gastro pub and a fantastic local village school, Ardleigh has local amenities within walking distance. Perfectly located between the peaceful Dedham Vale (AONB) and the thriving city of Colchester, giving you easy access to the best of both worlds and an abundance of high street shops, eateries, entertainment and leisure facilities only a short drive away. Ardleigh has excellent transport links via the A12 and A120, whilst also being a short drive from Colchester or Manningtree Mainline Station, making the daily commute effortless. Additionally, there is a regular bus service to Colchester, Manningtree and Harwich.

## Further Information

Tenure - Freehold

Council Tax - Tendring Band D

Mains Gas

Mains Water

Mains Drainage





TOTAL FLOOR AREA: 1333 sq ft. (124.0 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, finishes, fixtures and any other details are approximate and the responsibility is taken for any error, omission or misstatement. 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.  
 Made and Approved: 02/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

