



Ardleigh

****Chain Free**** Nestled in the picturesque village of Ardleigh, this 3 bedroom bungalow offers exceptional living space, characterful design and off street parking.

Guide price £325,000

Station Road

Ardleigh, Colchester, CO7



- Chain Free
- Excellent living space
- Bungalow
- 3 Bedrooms
- Low maintenance sunny garden
- Ardleigh
- Off street parking

The Property

Upon entering the property, visitors are greeted in a welcoming porch that leads directly into an expansive living area, highlighted by its soaring vaulted ceilings adorned with wooden beams, and bathed in natural light. There are two reception rooms, of which the second is currently being used as a dining room. Thoughtfully placed adjacent to the kitchen, with sufficient space to accommodate a substantial dining set comfortably, this room boasts a large window with wooden cladding below and a corner fireplace.

The kitchen itself exudes a warm, shaker-style ambiance, equipped with extensive countertop space and a plethora of cabinetry for ample storage needs. A designated utility room is also provided, cleverly designed to handle laundry tasks discreetly, keeping the primary living spaces tidy and free from clutter.

Completing the home are three generously proportioned double bedrooms and a bathroom with corner shower, meticulously equipped to ensure a blend of comfort and functionality.

The Outside

A brick and white render creates an attractive facade to this Bungalow with a paved driveway to the side of the property providing offstreet parking for 2 cars.

To the rear, the property boasts a charming, low-maintenance courtyard garden that basks in sunshine throughout the day. The courtyard is beautifully presented with raised brick flowerbeds and paved steps providing character. Complementing the courtyard, a quaint summerhouse providing a quiet space for enjoying the garden all year round or perhaps a working from home office 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: Colchester Band: C

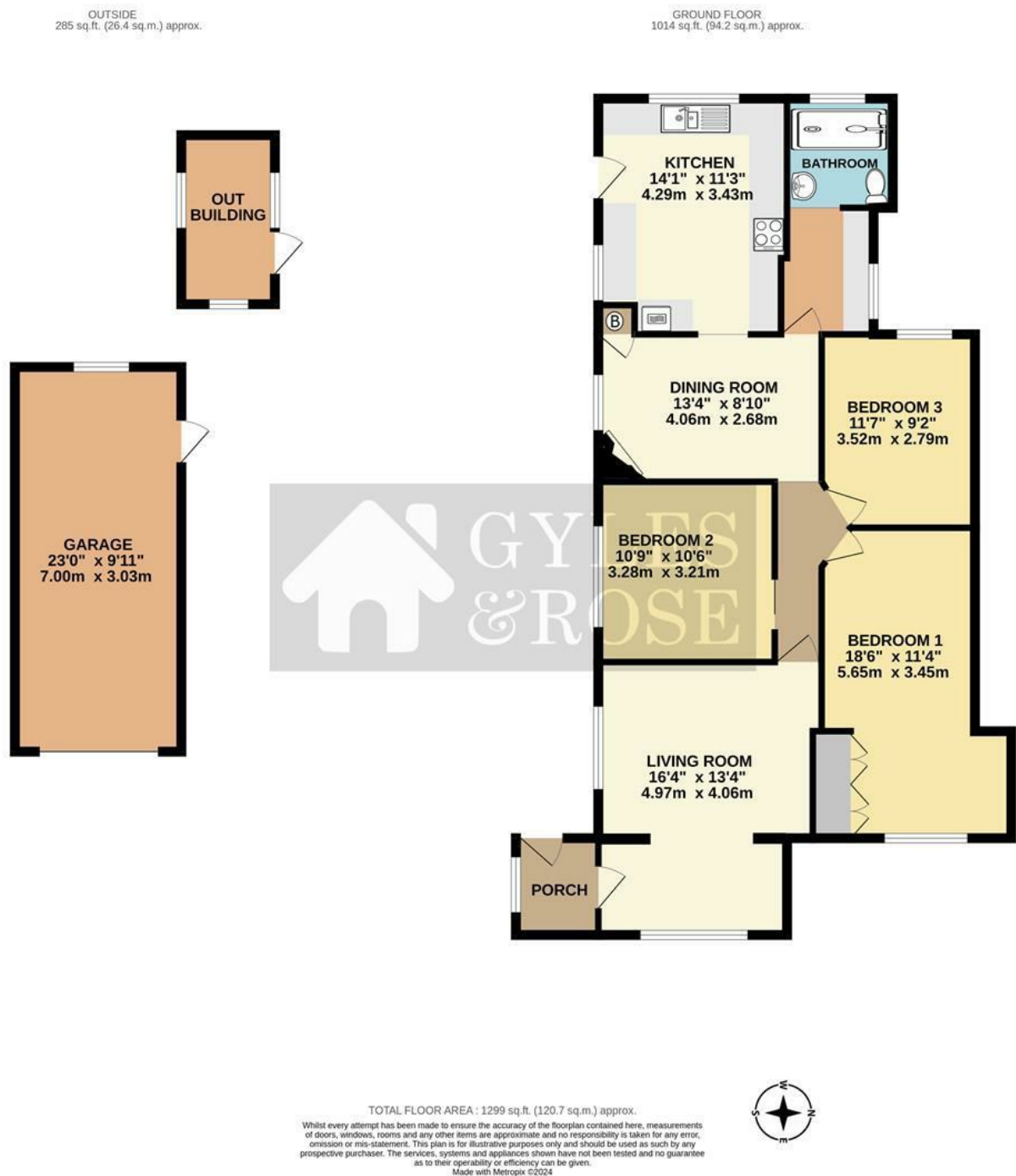
Gas, Sewage and Water Mains

Property Construction: Brick

Please note that this property has been virtually staged



Floor Plan



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