

Ardleigh Road, Great Bromley

Guide Price £300,000 - £325,000

Property Overview

Situated in the ever-popular village of Great Bromley, this two-bedroom semi-detached home is being offered for sale with no onward chain and occupies an impressive overall plot extending to in excess of one-third of an acre (STS).

The accommodation offers excellent versatility, with two generous reception rooms providing ample space for both living and dining, alongside a fitted kitchen and a ground-floor bathroom. A side lean-to conservatory provides additional space and access to a useful garden room overlooking the rear garden.

To the first floor, there are two well-proportioned double bedrooms, making the property an ideal choice for first-time buyers, downsizers or those seeking a home with further potential.

Externally, the property continues to impress. To the front, a generous driveway provides ample off-road parking, while to the rear, an outstanding garden extends to over 300 feet in length (STS), offering plenty of space for gardening enthusiasts, outdoor entertaining or simply enjoying the surroundings. A substantial outbuilding provides valuable additional space, ideal for use as a workshop, hobby room or storage, subject to requirements.

Offering generous outside space, versatile accommodation and the advantage of no onward chain, this property presents an excellent opportunity for buyers seeking a village home with plenty of scope to make it their own.

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- JUST OVER 1/3 ACRE PLOT (STS)
- BEING SOLD WITH NO ONWARD CHAIN
- SIDING ONTO FIELDS
- DETACHED OUTBUILDING
- SEMI DETACHED HOUSE
- DRIVEWAY PARKING TO THE FRONT AND SIDE
- POTENTIAL TO EXTEND (STPP)
- GUIDE PRICE £300,000 - £325,000

Property Setting:
Ideally situated between the popular villages of Ardleigh and Great Bromley, the area offers a blend of rural charm and everyday convenience, with a local shop, post office, doctors' surgery, well-regarded primary schools and welcoming pubs, including The Cross Inn and The Wooden Fender.

Nearby Colchester provides an extensive range of shopping, dining and leisure facilities, alongside a wider choice of schools, including the prestigious Colchester Royal Grammar School. Outdoor pursuits are well catered for at Ardleigh Sailing Club, set on a 136-acre reservoir, while the picturesque medieval village of Dedham, just 2.8 miles away, offers independent shops, restaurants and scenic riverside walks along the River Stour.

For commuters, Manningtree and Colchester railway stations are approximately 4.4 and 4.9 miles away respectively, providing convenient connections for travel further afield.

Important Information:
Tenure - Freehold
Council Tax Band - D
Services - Mains Electric, Mains Water & Mains Drainage
Heating - Radiators via Oil Boiler
Mobile Coverage: Three - 85% / 02 - 75% / Vodafone - 76% / EE - 83%
Broadband: Ultrafast broadband is available at this address



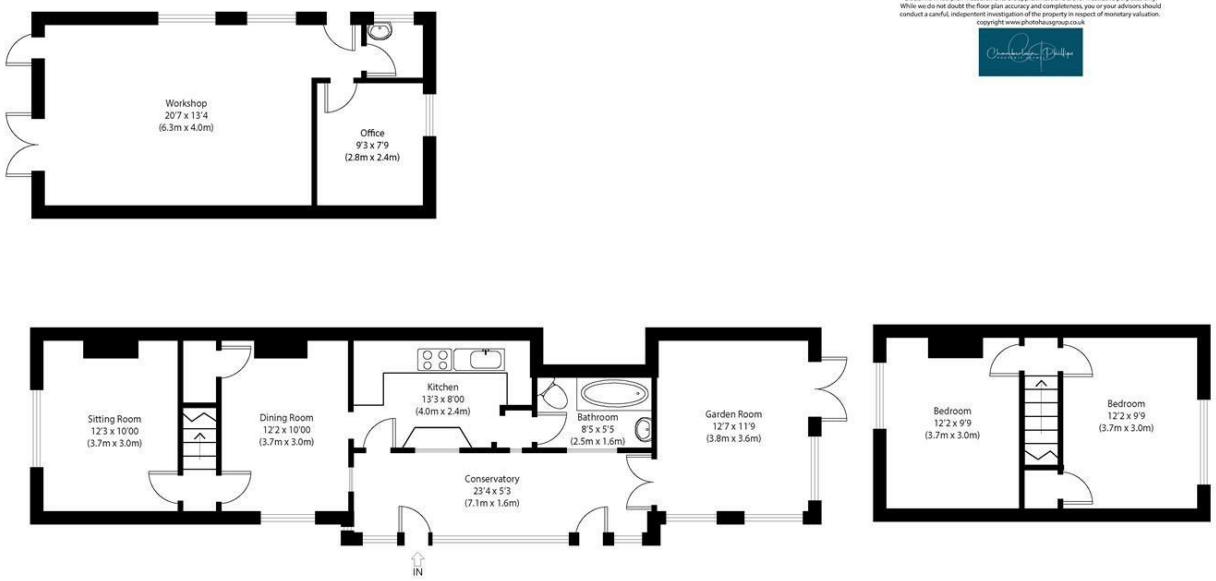




Floor Plan

Approximate Gross Internal Area
Main House 1060 sq ft (98 sq m)
Outbuilding 390 sq ft (36 sq m)
Total 1450 sq ft (135 sq m)

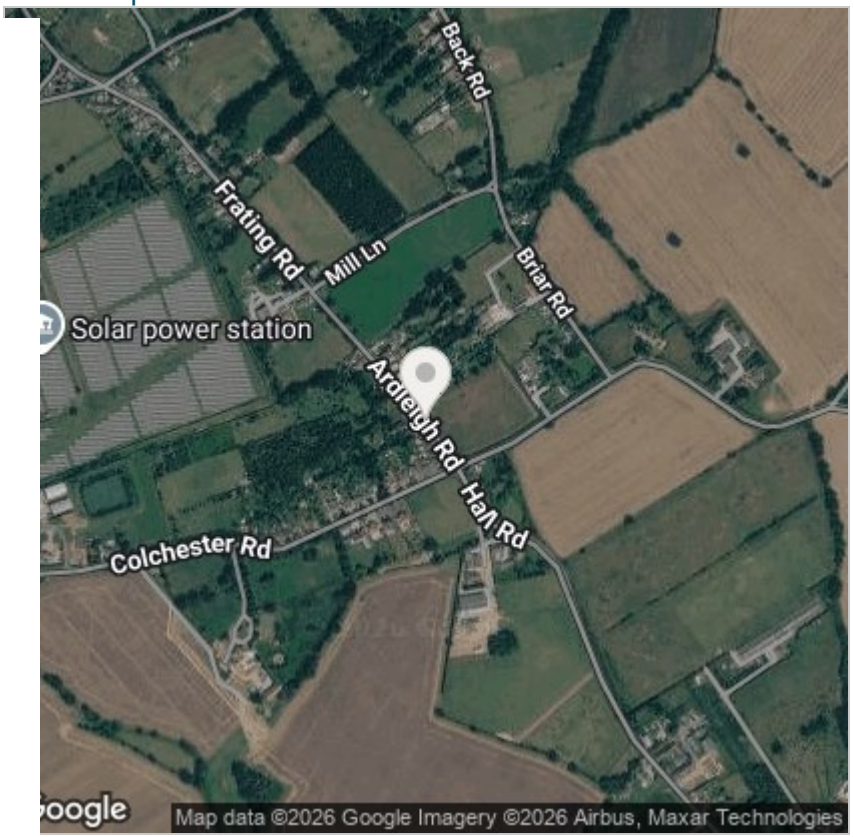
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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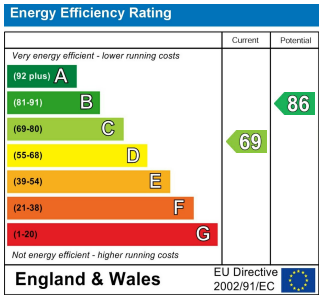
Ground Floor

First Floor

Area Map



Energy Efficiency Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk