



Harlequin Way, Ardleigh, Colchester, CO7 7TF



**william
h brown**

welcome to

Harlequin Way, Ardleigh, Colchester

This excellent SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated on this SOUGHT-AFTER DEVELOPMENT BUILT IN 2023 the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Early viewing is highly recommended.



Entrance

The property is entered via the front door with obscure double glazed inset leading to:

Entrance Hall

Radiator, Amtico flooring and doors leading to;

Cloakroom

Low level WC, wash hand basin with mixer-tap, tiled splashbacks, chrome heated towel rail, extractor fan, part tiled walls and Amtico flooring.

Living Room

Double glazed window to the front aspect, built-in understairs cupboard, radiator, stairs rising to the first floor and a door leading to:

Kitchen / Dining Room

Double glazed French doors opening onto the rear garden flanked with double glazed windows, single sink and drainer with mixer-tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers (housing the Ideal Logic boiler), integral fridge, freezer, washing machine and dishwasher, built-in electric oven with four-ring induction hob and cooker hood over, radiator and Amtico flooring.

First Floor Landing

Access to the loft, built-in cupboard and doors leading to;

Bedroom One

Double glazed window to the rear aspect and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Bathroom

Enclosed panel bath with mixer-tap and adjustable shower head/mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Rear Garden

The south facing rear garden is mainly laid to lawn with a paved patio, external tap and further access via the front gate and side path.

Driveway

The driveway can be found to the front of the property providing off road parking.



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welcome to

Harlequin Way, Ardleigh Colchester

- Two Double Bedrooms
- Modern Semi-Detached House
- Stylish Kitchen/Dining Room
- Bathroom and Cloakroom
- Attractive South facing Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109916 - 0004

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