



Ardleigh Road, Great Bromley  
£300,000

## Ardleigh Road

Step into a world of comfort with this charming three-bedroom, extended, end-terrace home, perfect for buyers seeking a delightful blend of tranquillity and convenience.

As you enter, be greeted by a welcoming entrance hallway leading to a living and dining area, where natural light floods through.

The kitchen, fully equipped to cater to your culinary needs, leads onto the conservatory to the rear, which extends your living space further, providing a serene spot to enjoy the view of your unoverlooked rear garden. On the ground floor, you'll also find the family bathroom

Upstairs, the residence boasts three bedrooms, each offering a peaceful retreat. Additionally, a handy WC ensures practicality and ease for all household members.

Outside, the property doesn't fail to impress with its unoverlooked garden, featuring a lush lawn and patio space, perfect for al fresco dining or simply enjoying a moment in the sun. Driveway parking to the side is the finishing touch, ensuring your vehicle is conveniently situated by your new home.





- THREE BEDROOM, EXTENDED, SEMI DETACHED HOME
- DRIVEWAY PARKING
- CONSERVATORY
- BEAUTIFUL REAR GARDEN
- LIVING DINING ROOM
- VIEWING ADVISED

#### LOCATION:

Convenience is never far away, with both Ardleigh and Great Bromley villages nearby which boast a range of amenities intended to make day-to-day life a breeze. A local shop ensures you have your essentials within easy reach, opening its doors until 10:00 pm for your convenience. Highly regarded primary schools within the villages nurture young minds, complemented by a reliable post office, doctors surgery, and a delightful Chinese takeaway restaurant. The Cross Inn community pub is only a stone's throw away, and additionally, The Wooden Fender, a popular eatery and pub, offers a warm, convivial atmosphere for dining and socialising.

For schools, there are two local primary schools in both Ardleigh & Great Bromley. Colchester itself presents a notable array of shops, restaurants, social facilities, and esteemed schools, most notably the esteemed Colchester Royal Grammar School.



For those inclined towards a nautical pursuit, Ardleigh Sailing Club, situated on a sprawling 136-acre water haven, extends a warm invitation. An established and friendly club, it provides unparalleled facilities for racing, training, or simply cruising, making it an ideal spot to embrace the joys of sailing.

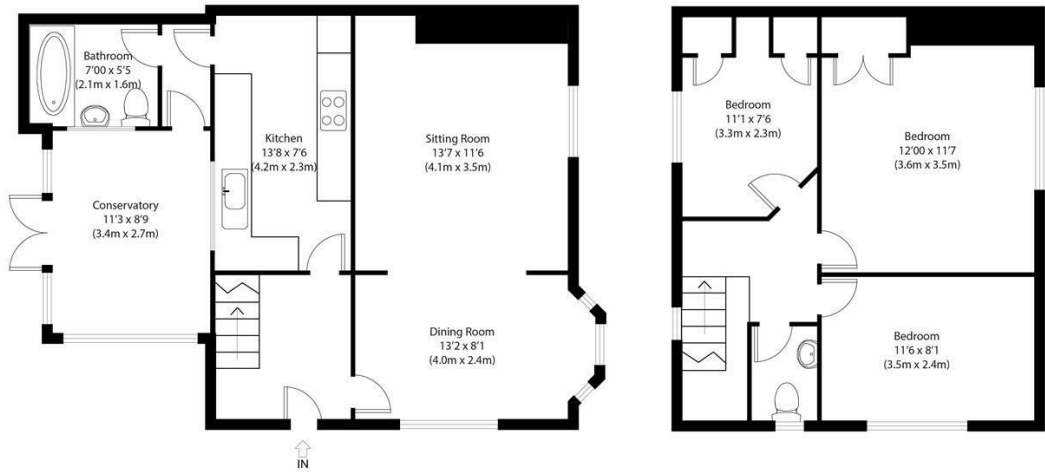
For a change of scene, the idyllic medieval village of Dedham beckons, a mere 2.8 miles away. A fascinating assortment of restaurants, local shops, and amenities heighten your quality of life, while delightful strolls along the banks of the River Stour endorse a peaceful backdrop. For ease of travel, nearby railway stations can be found in the welcoming towns of Manningtree and Colchester, approximately 4.4 and 4.9 miles away, respectively.

#### Important Information:

Tenure - Freehold  
Council Tax Band - C  
Services - Mains Electric, Mains Water & Mains Drainage  
Heating - Electric Storage Heating  
Mobile Coverage: Three - 85% / 02 - 75% / Vodafone - 76% / EE - 83%  
Broadband: Ultrafast broadband is available at this address



Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area  
1065 sq ft (99 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. copyright www.photoshausgroup.co.uk



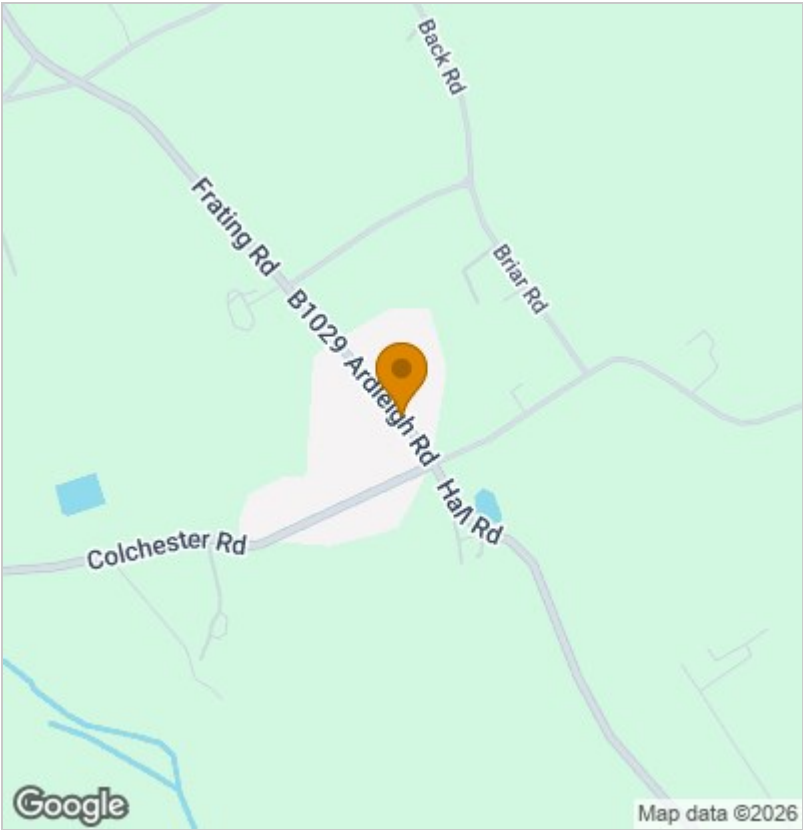
Viewing

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.

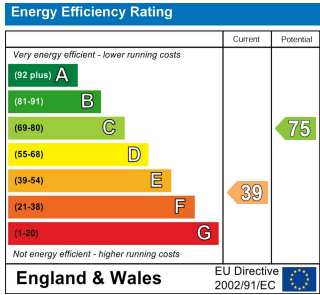
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold