



Wheatlands, Station Road, Ardleigh, Colchester, CO7 7RS

welcome to

Wheatlands, Station Road, Ardleigh, Colchester

This attractive, substantial detached family home is situated in the popular village location, offering access to lovely surrounding countryside and yet being located around 4 miles from the centre of Colchester. Nearby villages of Dedham and Manningtree offer further amenities and riverside walks



This stunning detached house offers spacious and well presented accommodation throughout perfect for the growing family.

The property is located within the village of Ardeleigh, which offers amenities such as a convenience store, petrol station, primary school, restaurants, village hall, church and doctor's surgery.

The village is also on a main bus route into the city centre and towards Harwich with regular buses throughout the day. Manningtree train station offers links directly into London Liverpool Street.

Entrance Door To:

Entrance Hall

Stairs to first floor with under stairs recess, laminate wood flooring, doors to:

Cloakroom

Concealed cistern w.c., wall mounted wash hand basin, heated towel rail, wall mounted cupboard, mirror, tiled floor, part tiled walls.

Kitchen / Breakfast Room

Comprehensive range of matching base and eye level units, work surfaces, inset hob with splashback and extractor hood over, two integrated eye level double ovens, built-in microwave, complimentary mosaic tiled splashbacks, space for appliances, under unit and kick board feature lighting, ceiling spotlights, tiled floor with underfloor heating, upvc double glazed windows to front and rear, opening to:

Lounge / Sun Room

Upvc double glazed windows and doors to rear, two ceiling windows, vinyl wood effect flooring, opening to Utility Room and Living/Dining Area.

Utility Room

Matching base and eye level units, work surfaces, inset stainless steel bowl sink and drainer unit, mosaic tiled splashback, space for washing machine, wall mounted boiler, tiled floor.

Living / Dining Area

Laminate wood flooring, radiator, feature fireplace, double glazed window to side.

Study

Upvc double glazed window to front, laminate wood flooring, radiator.

First Floor Accommodation

Landing

Carpet, doors to:

Master Bedroom

Upvc double glazed windows to front and side, built-in wardrobes, laminate wood flooring, radiator, ceiling fan, door to:

En Suite Shower Room

Modern suite comprising concealed cistern w.c., wash hand basin set into vanity unit with drawers under, wall mounted cabinet with mirror and LED lighting, shower cubicle with glass screen, large ladder heated towel rail, part tiled walls, tiled floor.

Bedroom Two

Upvc double glazed window to rear, radiator, laminate wood flooring, built-in wardrobe.

Bedroom Three

Upvc double glazed window to front, built-in wardrobe, laminate wood flooring, radiator.

Bedroom Four

Upvc double glazed window to rear, built-in wardrobe, radiator, laminate wood flooring.

Family Shower Room

Modern suite comprising concealed cistern w.c., modern round bowl style wash basin with mixer tap, walk-in shower unit, wall mounted mirror with LED lighting, tiled walls and flooring, ceiling spotlights, upvc double glazed window to rear, heated towel rail.

Outside

To the front of the property there is a driveway providing off road parking for several cars and giving access to a double garage.

The rear garden commences with paved, covered seating area, with further patio area and lawned garden beyond. There is a garden cabin/summer house which is currently used as a gym/family area.

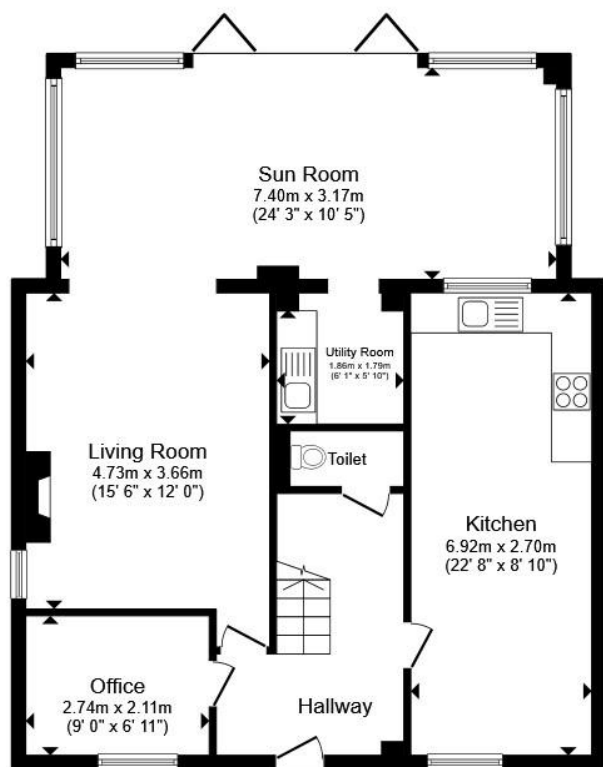
Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

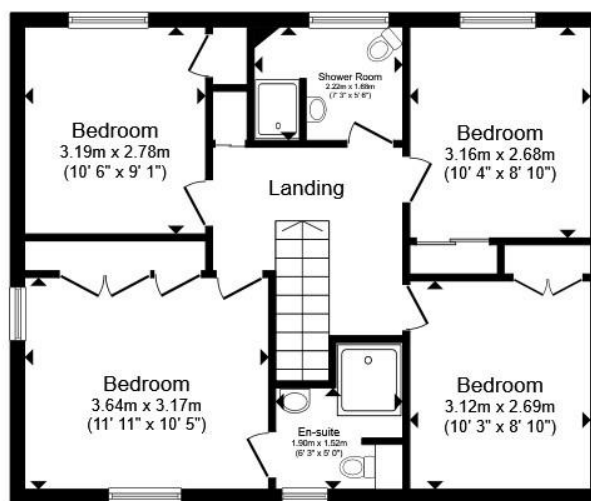


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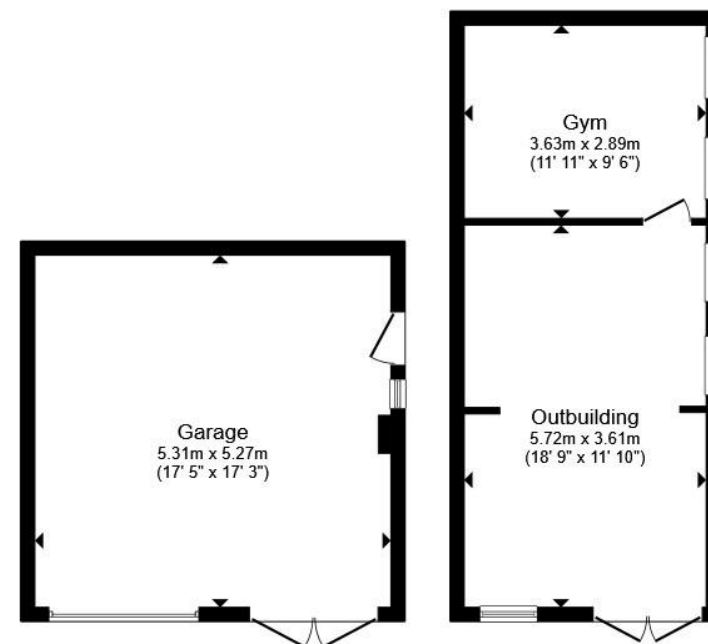




Ground Floor



First Floor



Outbuilding

Total floor area 169.7 m² (1,826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Wheatlands, Station Road, Ardleigh Colchester

- Well Presented Detached Family Home
- Spacious Living Accommodation
- Four Bedrooms
- Cloakroom & Two Shower Rooms
- Generous Rear Garden
- Ample Parking & Double Garage
- Outbuilding/Summer House With Gym Area

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£565,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121851 - 0002

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