



Aspen Lodge, St. Michaels Chase, Copford

£2,400 pcm

This impressive four bedroom detached house offers a superb blend of space, style and comfort, perfectly positioned in a highly sought-after location renowned for its convenience and community appeal. Designed with family living in mind, the property boasts four generously sized double bedrooms.

Available from mid to end of December, this exceptional detached house presents an outstanding opportunity to secure a modern family home in a thriving community.

Entry/Lobby

5' 8" x 5' 10" (1.72m x 1.78m)

With glass doors opening into the entrance hall

Entrance Hall

12' 0" x 11' 4" (3.65m x 3.46m)

With stairs rising to the first floor landing and storage cupboard under. Doors opening into:

Cloakroom

5' 3" x 3' 2" (1.61m x 0.96m)

Stylish suite comprising of low level WC with wash hand basin.

Living Room

17' 11" x 13' 11" (5.46m x 4.24m)

A beautiful light room with box bay window to front, French doors to rear. Inglenook fireplace with oak beam housing a wood burning stove.

Dining Room

11' 0" x 14' 9" (3.36m x 4.49m)

A good sized room with window to front aspect.

Open Plan Kitchen/Diner

24' 5" x 13' 9" (7.44m x 4.20m)

Fitted with a range of units comprising a stainless steel sink with mixer tap inset into square edge worksurface with a freestanding 5 ring gas hob and stainless steel



Matthew



Matthew James
Property Consultants



Matthew James
Property Consultants

double oven and warming tray and extractor over. Integrated dishwasher. Space for fridge freezer. Fitted island and breakfast bar with storage space and seating for several people. French doors to the rear garden. Single door to side. Windows overlooking rear garden. Door to:

Utility Room

6' 6" x 4' 0" (1.98m x 1.21m)

With window to side aspect. Gas fired boiler. Plumbing for washing machine. Space for tumble dryer.

Landing

8' 9" x 11' 5" (2.67m x 3.48m)

With window to rear aspect. Double storage cupboard. Doors to:

Bedroom One

17' 1" x 13' 11" (5.20m x 4.25m)

A double bedroom with window to side aspect. Built in wardrobe and drawers. Door to:

Ensuite

5' 5" x 12' 1" (1.66m x 3.69m)

A white suite comprising of low level WC, vanity wash hand basin, shower cubicle with power shower and panelled bath. Window to side aspect. Heated towel rail.

Bedroom Two

12' 0" x 14' 10" (3.66m x 4.51m)

A double bedroom with two window's to front aspect.



Bedroom Three

8' 10" x 17' 3" (2.70m x 5.26m)

A double bedroom with window to front aspect.

Bedroom Four

8' 9" x 13' 11" (2.67m x 4.24m)

A double bedroom with window to rear aspect.

Family Bathroom

8' 2" x 8' 4" (2.49m x 2.53m)

Comprising of low level WC, vanity hand wash basin, bath with mixer tap and shower attachment. Large separate walk in shower enclosure with rain forest overhead shower.

Outside

Outside

The property is set on a large plot and is approached to the side by a sizeable private driveway providing ample parking, this in turn leads to a detached double garage and store room. The front garden is partly laid to lawn with flower beds with mature shrubs and trees. Pedestrian access to the rear garden which is beautifully landscaped with a large lawned area, raised vegetable patch, seating area and kids play section. Flower beds are planted with mature plants, trees and shrubs and is all enclosed by panel fencing and brick wall. The landlord will arrange for a gardener to maintain the garden throughout the tenancy.



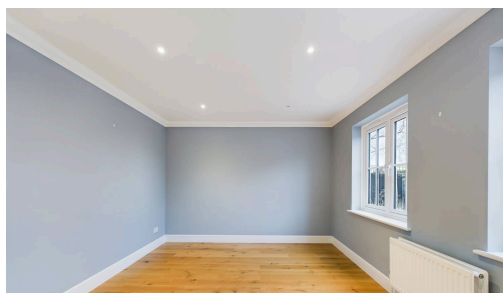
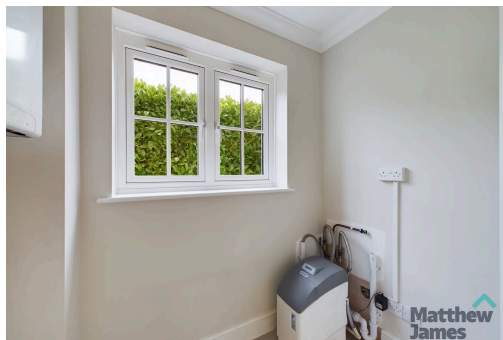
Tenancy Information

The rent is exclusive of utilities and council tax. *Deposit: £2,769.00 Council Tax Band: G Availability: Mid/End Dec EPC Rating: C * MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details. MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly



Viewings

Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Make an Offer"





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2380.42 ft²

221.15 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.

