

oakheart

£325,000

Guide Price

Dead Lane, Ardleigh, Colchester

Offered with no onward chain is this detached three-bedroom bungalow with garage, set along the semi-rural stretch of Dead Lane in the highly sought-after village of Ardleigh. Offering generous single-storey accommodation, a level plot and excellent accessibility throughout, this home presents an ideal opportunity for those looking to downsize without compromising on space.

A sheltered entrance porch opens into a wide, central hallway, creating a welcoming and practical layout with all rooms easily accessible from one level, perfect for comfortable day-to-day living. To the front, a well-proportioned living room features a broad picture window, allowing natural light to pour in and creating a bright, relaxing space to enjoy.

The spacious kitchen/breakfast room provides ample room for fitted units and a dining table, ideal for informal meals or morning coffee, and flows through to a delightful sun room overlooking the garden; a peaceful spot to sit and unwind throughout the seasons.

There are three comfortable bedrooms, including a generous principal bedroom and two further versatile rooms that could serve as guest accommodation, hobby rooms, a study or formal dining room, offering flexibility to adapt as needs change. A family bathroom completes the internal layout.

Outside, the bungalow sits on a level plot with surrounding gardens, driveway parking and a double tandem garage. The manageable garden space offers privacy and enjoyment without excessive upkeep ideal for those seeking a more relaxed pace of life.

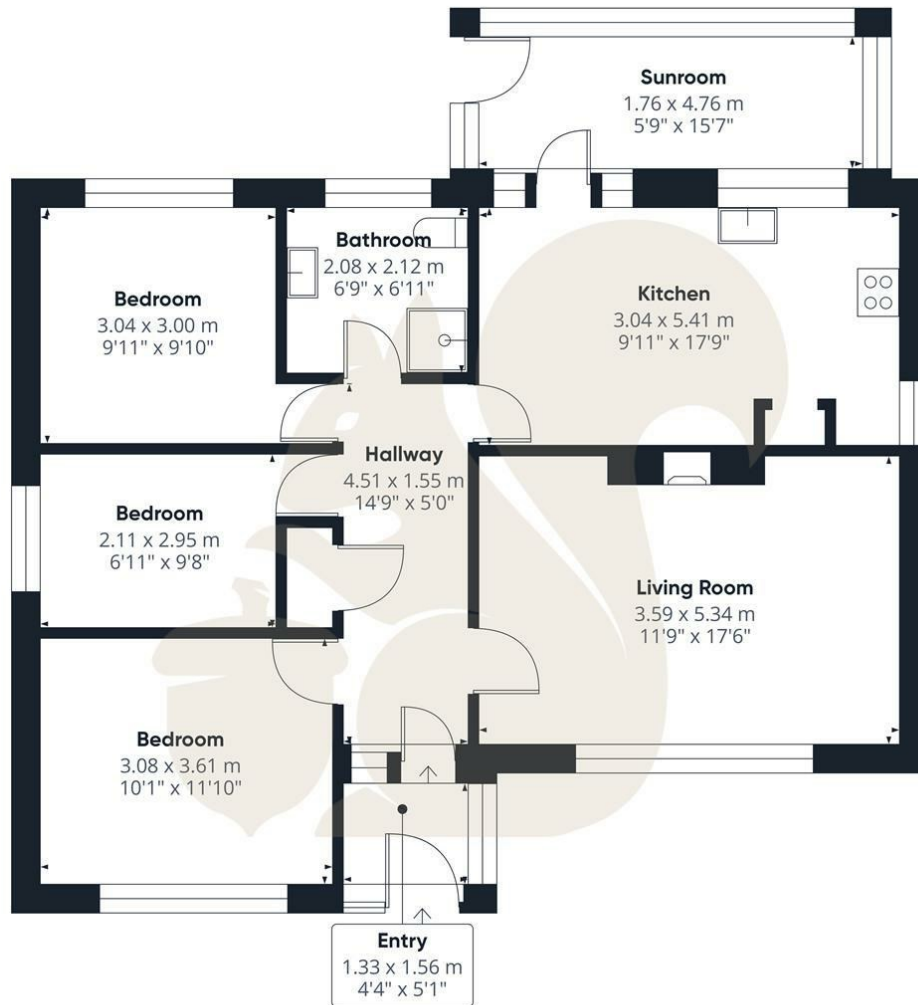
Enjoying a peaceful yet convenient position, the property is within easy reach of Ardleigh's village amenities, local shops, countryside walks and excellent transport links via the A12, A137 and rail services from Manningtree and Colchester. Combining village charm with practical accessibility, this bungalow represents a superb opportunity for buyers seeking comfortable, single-storey living in a well-connected and desirable location.











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Approximate total area  
86 m<sup>2</sup>  
926 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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