

3 Kiln Road, Ardleigh, Colchester, CO7 7FE



Freehold

Guide Price

£330,000-

£340,000

Subject to contract

3 bedrooms

2 bathrooms

Open plan living accommodation



A modern three bedroom family home built by local developers Messrs South East Developments to a contemporary design with open plan living accommodation, in this popular village.

Some details

General information

A stylish modern family home built around 3 years ago by local developers Messrs South East Development, offering contemporary living accommodation finished to a good specification.

The well laid out accommodation comprises of an entrance porch with windows and door to the lounge, which is a good size with windows to the front, side and rear. There is a fireplace opening with the potential to create a feature fireplace or install a log burning stove, stairs to the first floor and underfloor heating. The lounge opens to the kitchen/dining area which is well fitted with a range of modern units and Corian worktops with inset sink, double oven, ceramic hob with extractor fan over, integrated dishwasher and fridge/freezer, good range of wall mounted cabinets, underfloor heating and window to the front. The utility room has matching units, plumbing for a washing machine, space for a tumble dryer and door to the rear garden and door to the cloakroom fitted with wc and hand basin.

On the first floor the landing has a window to the rear, access to the loft space and airing cupboard. The master bedroom has a dressing area with space for wardrobes and an ensuite with double shower cubicle, wc and hand basin. Bedrooms two and three are both a good size and the bathroom is fitted with modern white suite comprising of a panel bath, wc and hand basin.

Entrance porch

Lounge

18' 6" x 11' 2" (5.64m x 3.4m)

Kitchen/dining room

15' 2" x 13' 2" (4.62m x 4.01m)

Utility room

8' 4" x 6' 4" (2.54m x 1.93m)

Cloakroom

Landing

Bedroom one

18' 6" x 10' 5" (5.64m x 3.18m)

Ensuite

Bedroom two

12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom three

9' 1" x 8' 1" (2.77m x 2.46m)

Bathroom

The outside

The property has an enclosed rear garden which

is mainly laid to lawn with gated side access leading to the garage with up/over door and there is an open lawn garden to the front of the property.

Location

The property is in this popular village to the north east of Colchester with great access into Colchester, being a short drive away. Manningtree town is also a short distance away and offers shopping facilities for day to day needs and mainline rail station to London Liverpool Street, Ipswich and Norwich.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Directions

Proceed from Colchester town centre on the A133 Cowdray Avenue, continue over the Ipswich Road roundabout and turn left onto the A137 Harwich Road towards Manningtree, heading out through Parsons Heath and into the village of Ardleigh. At the crossroads with the church turn right into Station Road, over the level crossing, left into Kiln Road where the property can be found along on the left hand side marked by a Fenn Wright for sale board.

Further information

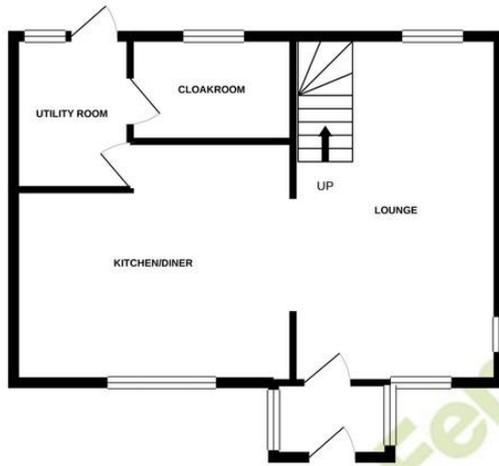
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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Particulars for 3 Kiln Road, Ardleigh, Colchester, CO7 7FE

