

oakheart



£375,000

Asking Price

Gernon Road, Ardleigh

Situated in the desirable village of Ardleigh, this extended two-bedroom (previously three-bedroom) semi-detached home offers spacious living, a generous rear garden backing onto open fields, off-street parking, and a stylish open-plan layout.

Entry is via a front porch with windows, leading to a large hallway currently used as a study area. From here, stairs lead to the first floor and a side window brings in natural light.

The heart of the home is the extended kitchen/dining/family room, featuring modern wall and base units, roll-edge worktops, and integrated appliances

including a dishwasher, fridge/freezer, microwave, and cooker with hob and extractor. The space is bright and airy, thanks to Velux windows, rear and side windows, and French doors opening to the garden. A connecting utility area runs alongside the kitchen. An archway leads to the dual-aspect lounge with wood-effect laminate flooring and a radiator.

Upstairs, the landing gives access to three bedrooms and a family bathroom. The master bedroom includes rear views over the garden and countryside. All bedrooms have radiators and windows. The bathroom is fitted with a panelled bath, WC, wash basin, tiled walls, and a window.

The rear garden features a patio area, shingled section, and lawn with mature borders, enclosed by fencing and backing onto rolling fields. To the front, a shingle driveway provides off-road parking for several vehicles.

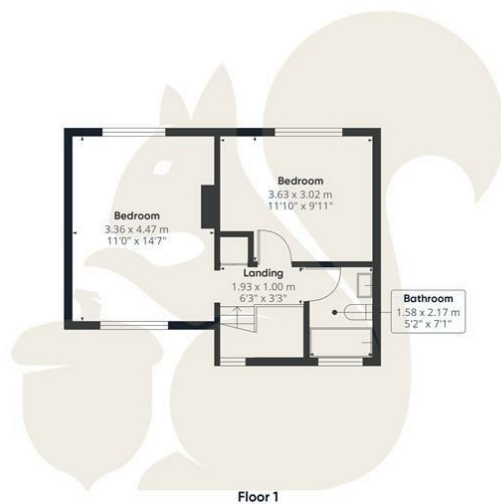
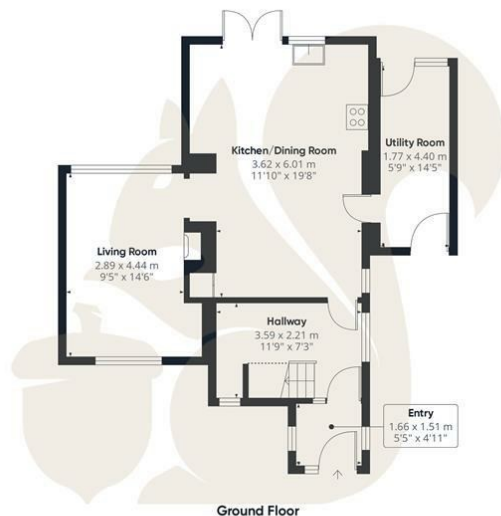
Ardleigh is well-positioned for access to both Manningtree and Colchester. Manningtree offers excellent shopping, riverside walks, and a mainline station, while Colchester provides further retail, dining, and entertainment options. Regular bus services connect the village to both towns.











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Approximate total area⁽¹⁾89.6 m²963 ft²

Reduced headroom

1.1 m²12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	57	80
England & Wales	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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