



Keith
Ashton

Little Ridings Lane, Blackmore
Ingatstone



29 LITTLE RIDINGS LANE

Blackmore Ingatestone, CM4 0FR

Offers In Excess Of £800,000

Constructed in 2020 and being located on 'The Ridings'; a small, select development of executive family homes is this beautifully presented, four-bedroom link-detached house. The property benefits from spacious accommodation in excess of 2000 sq.ft. underfloor heating over both levels, Neff appliances in the kitchen, energy saving lighting and is wired for a Sonos sound system and Cat 6 cabling. Located in the semi-rural village of Norton Heath this lovely home is perfectly positioned, with easy access to Ingatestone's mainline train station serving Liverpool Street, approx. 7.5 miles away, or Chelmsford City Centre and mainline train station, at around 8 miles away. There is a good selection of primary schools available in neighbouring villages with Blackmore Village Primary School approx. 1.5 miles away, whilst secondary schools are available in Writtle, Ingatestone, Brentwood and Ongar with a choice of private schools located in and around Chelmsford, Brentwood and Epping. For peace of mind viewers should note that there is still 4 years CRL Build warranty remaining.

FOUR DOUBLE BEDROOMS

LINK-DETACHED FAMILY HOME

CONSTRUCTED IN 2020 (BUILDING WARRANTY REMAINING)

EN-SUITE TO MASTER BEDROOM

LOUNGE, FAMILY ROOM & SPACIOUS STUDY

KITCHEN / BREAKFAST ROOM & SEPARATE UTILITY

INTEGRAL GARAGE & OWN DRIVEWAY

EASY TO MAINTAIN REAR GARDEN



Description

An L-shaped hallway has stairs rising to the first-floor level and doors into the lounge, study, family room and into a modern ground floor cloakroom. A comfortable lounge at the front of the property offers a quiet space to relax away from the main hub of the house, a fabulous family room which is open plan to the kitchen / breakfast room. The family room is a spacious room with bi-folding doors giving access into the rear garden and is a great room for family or friends to gather. Sleek, modern wall and base units with quartz work surface over have been fitted to the kitchen area with Neff, integral appliances to include fridge/freezer, double ovens, hob with extractor above, wine chiller and dishwasher. A peninsular breakfast bar has seating to one side. Off the kitchen is a separate utility room with space for additional appliances, and there is pedestrian access into the garage. For applicants looking for a space to work from home there is a spacious study.

Rising to the first floor there are four double bedrooms, with the master having access to its own en-suite shower room. Finishing the accommodation on this level is a fully tiled family bathroom, which includes a tile panelled bath with shower over, wash hand basin and w.c. Viewers will note that one of the bedrooms is currently being used as a dressing room.

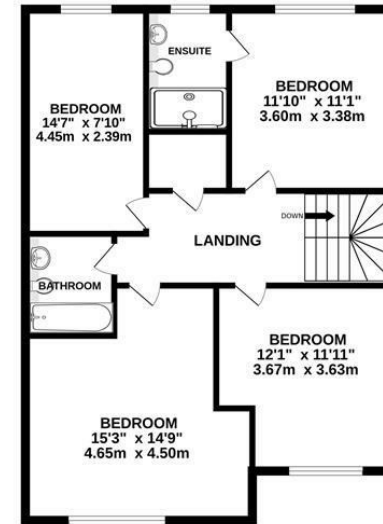
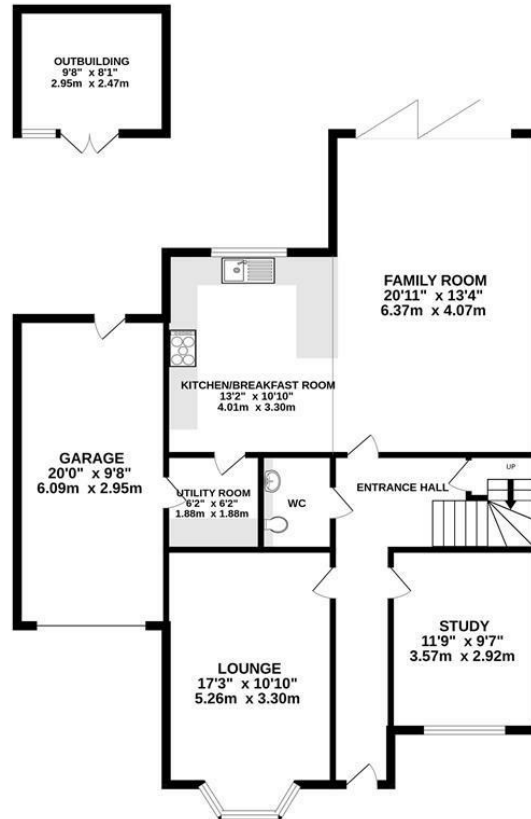
To the rear of the property there is a lovely, easy to maintain garden which commences with a paved patio leading into a neat artificial lawn. To the bottom of the garden there is a stylish summer house with power and lighting and there is also a hot tub which will remain. Parking is provided by way of an integral garage which has pedestrian access into the utility room and into the garden, and you also have your own driveway providing additional parking.



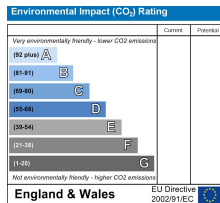
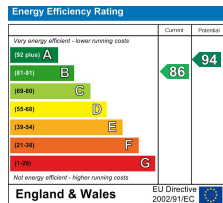


GROUND FLOOR
1188 sq.ft. (110.3 sq.m.) approx.

1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Ingatstone
Council tax band: G
Post Code: CM4 0FR

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk



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