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Dead Lane, Colchester, CO7 7QD

Asking price £550,000

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Some More Information
A central entrance hall gives the bungalow a practical layout, with two principal bedrooms towards the front and living accommodation extending to the rear. Both bedrooms are comfortable doubles. One has an extensive run of fitted wardrobes, while the other retains a feature fireplace and offers plenty of room for additional furniture. An office accessed from the front-left bedroom provides space for working from home, hobbies or storage. Across the hall, the living room is a welcoming reception space with good natural light. With room for seating and dining within the rear kitchen/dining area, it also offers the option of a third bedroom if additional sleeping accommodation is preferred.

The kitchen provides plenty of storage and worktop space, with cabinetry along both sides and room for a freestanding range-style cooker. An adjoining utility room has a second sink and space for laundry appliances. Opening from the kitchen, the dining area provides a generous everyday living space, with French doors leading directly out to the garden. The bathroom includes a bath and separate shower cubicle, alongside a WC and wash basin. An air source heat pump provides heating, with air conditioning and solar panels adding to the specification.

Location
Dead Lane sits on the outskirts of Ardleigh, with countryside close at hand while remaining well connected to Manningtree, Colchester and the wider Tendring area. The setting is particularly appealing for anyone wanting to make the most of this part of the Essex countryside. Ardleigh Reservoir and the River Stour are close by, while Dedham and the landscapes of Constable Country are only a short journey away. There are some good local pubs and restaurants to have nearby too, including The Wooden Fender and Skylark Social, with its vineyard and brewery.

Ardleigh itself provides everyday village amenities, including two small shops, primary school and doctors' surgery, with further independent shops, pubs and places to eat available in Manningtree and Dedham. Heading towards Colchester, the Northern Gateway provides a growing range of leisure facilities, including restaurants, cinema, soft play and other family activities, alongside the Park & Ride and Colchester United's stadium. Colchester City Centre provides the wider choice of shopping, restaurants and leisure facilities. Manningtree railway station provides direct services towards London Liverpool Street, while access to both the A12 and A120 puts Colchester, Ipswich and Chelmsford within straightforward reach, as well as providing a useful route towards the Tendring Peninsula and the Essex coast.

Externally
The generous plot is one of the property’s standout features. A broad frontage combines lawn with a substantial gravelled driveway, providing off-road parking for several vehicles, while gated access leads alongside the bungalow to the rear.

Behind the property, the garden extends a considerable distance, offering a real sense of space. Lawned areas and established planting sit closer to the bungalow, complemented by useful storage sheds. Further into the plot, raised beds and greenhouses provide plenty of scope for keen gardeners to grow their own produce. Mature trees and established boundaries enhance the setting, with space to relax, entertain and enjoy the garden.

The aerial photography illustrates the depth of the plot and its position within the surrounding countryside.

Bedroom One
11'11" x 11'8" (3.64 x 3.57)

Office
5'2" x 12'4" (1.6 x 3.77)

Bedroom Two
11'11" x 11'8" (3.64 x 3.57)

Living Room
11'4" x 12'4" (3.47 x 3.78)

Bathroom
7'10" x 12'4" (2.41 x 3.77)

Kitchen
11'8" x 16'9" (3.56 x 5.13)

Dining Room
11'8" x 12'4" (3.56 x 3.77)

Utility Room
6'8" x 6'1" (2.04 x 1.87)

Services
Council Tax Band – D
Local Authority – Tendring District Council
Tenure – Freehold
EPC – C

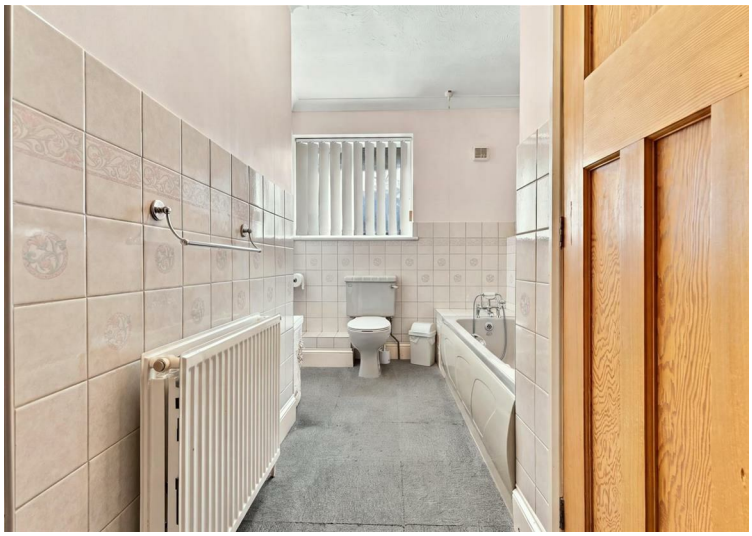
*Mains Electric
*Mains Gas (Available but not connected)
*Mains Water
*Mains Drainage

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps Via Openreach (details obtained from Ofcom Mobile and Broadband Checker) – OCT 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE and Three (details obtained from Ofcom Mobile and Broadband Checker) - OCT 2026.

Flooding from Surface Water – Very Low
Flooding from Rivers and Sea - Very Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - OCT 2026



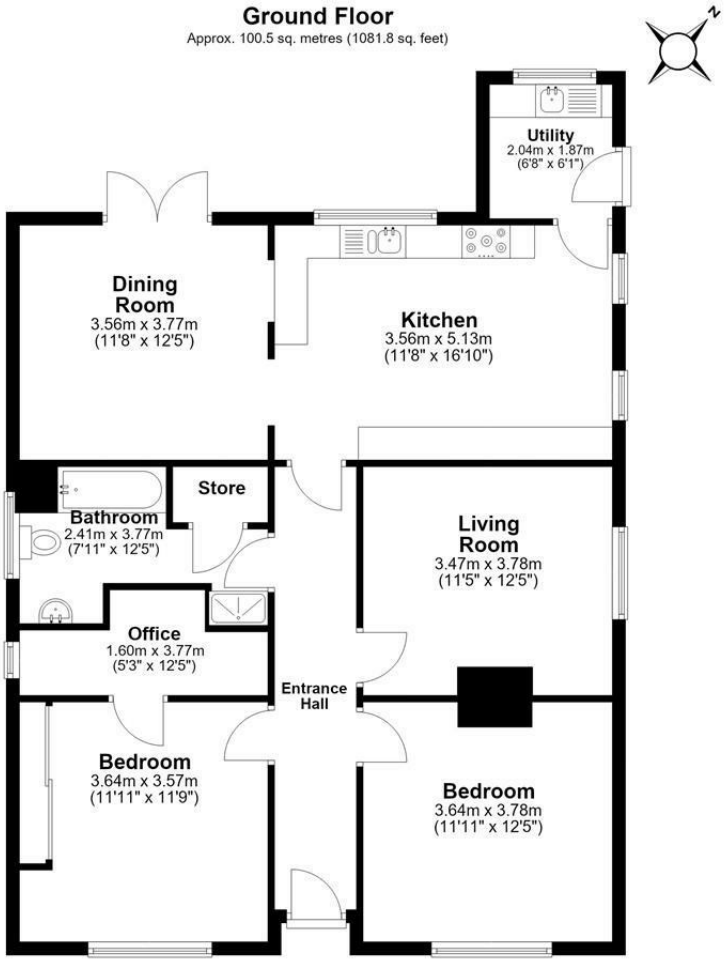






Ground Floor

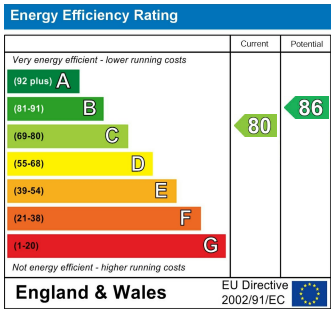
Approx. 100.5 sq. metres (1081.8 sq. feet)

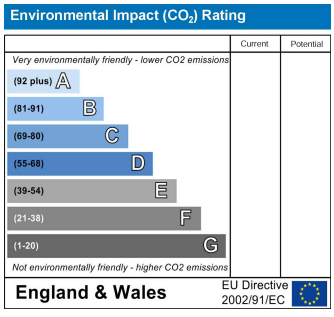


Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

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The Property Ombudsman