



- Village Location
- Close to Train Station
- Adjacent to Village Green
- Detached Home
- Extended & Upgraded
- Four Bedrooms
- En- Suite
- Wonderful Kitchen/Family Room
- Garage and Parking
- Beautifully Presented

78 Birch Avenue, Great Bentley, Colchester, Essex. CO7 8LS.

A beautifully presented and wonderfully extended family home in this most sought after commuter village with excellent links to London Liverpool Street station and beyond. Offering four bedrooms, en-suite to master, family bathroom, 19' lounge, ground floor cloakroom, exceptional kitchen/dining/family space with part vaulted ceiling and french doors to a charming garden, garage and ample parking. Great Bentley is well renowned for its 43 acres of award winning village green and cricket pitches, good local pub, ample shops and restaurant, excellent school, doctors and more.



Property Details.

Ground Floor

Entrance Hall

Wood flooring, radiator, stairs rising to first floor with cupboards unders and to the side, doors to.

Cloakroom



Obscure window to front, tiled floor, close coupled WC, wash hand basin, tiled splashback, wall mounted boiler.

Lounge



19' 0" x 12' 4" (5.79m x 3.76m) Window to front, radiator, feature fireplace, dado rail, TV point.

Kitchen



13' 6" x 11' 3" (4.11m x 3.43m) Window to rear, obscure glazed door to side, open plan to dining/family space, wood flooring, a contemporary range of fitted handleless units and drawers with butcher block style worktops over, matching upstands, breakfast bar area, inset sinks and drainer, fitted oven and



microwave, inset induction hob with extractor over, space for washing machine, space for dishwasher, integrated fridge/freezer, matching eye level units, recessed spotlights.

Dining/Family Room



21' 4" x 10' 3" (6.50m x 3.12m) With french doors to side, window to rear, part vaulted ceiling with skylight, wood flooring, two radiators, storage cupboard.

First Floor

Landing

Window to side, loft access, doors to.

Bedroom One



12' 7" x 11' 3" (3.84m x 3.43m) Window to front, radiator, fitted wardrobe, door to en-suite.

Property Details.

En-Suite



Tiled walls, corner shower cubicle, vanity wash hand basin, vanity WC , heated towel rail.

Bathroom



Obscure window to side, panel bath with screen and shower over, vanity wash hand basin, vanity WC, fitted storage, heated towel rail, tiled walls.

Bedroom Two



12' 2" x 11' 1" (3.71m x 3.38m) Window to rear, radiator, fitted airing cupboard.

Outside

Rear Garden



Mainly laid to lawn and landscaped to offer various shrubs and plants, patio area, summer house, garden shed, decked area, gated side access all enclosed by panel fencing.

Bedroom Three



10' 2" x 10' 0" (3.10m x 3.05m) Window to front, radiator.

Bedroom Four

10' 3" x 7' 0" (3.12m x 2.13m) Window to rear, radiator.

Garage

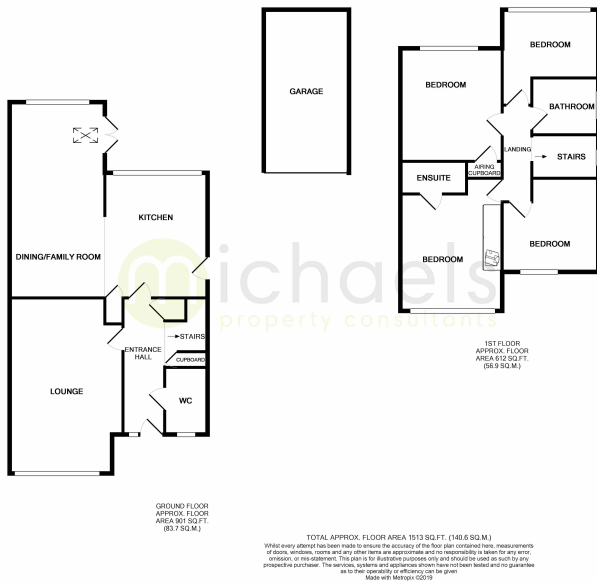
With up and over door to front, power and light connected, window to rear.

Parking

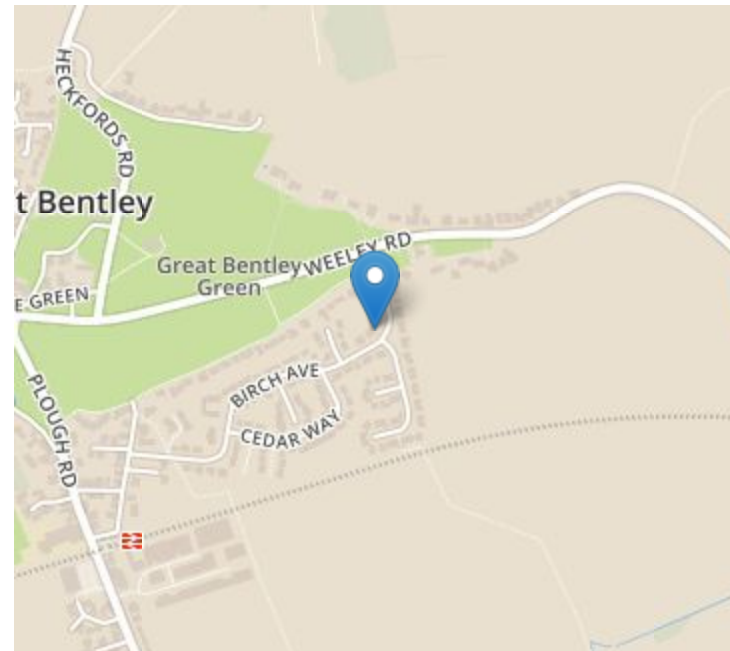
A large block paved driveway providing ample off road parking, the remainder of the front offers trees, shrubs and plants.

Property Details.

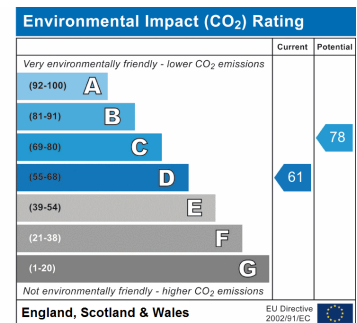
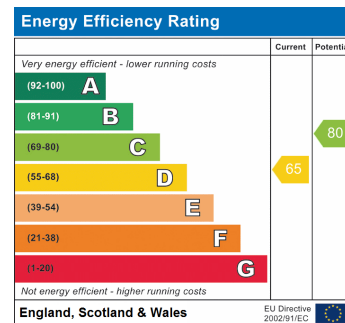
Floorplans



Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.