



- Chain Free Sale
- Private Cul-De-Sac Position
- Landscaped Rear Garden
- Close to Train Station
- Close to Shops
- Three Bedrooms
- En-Suite and Shower Room
- Garage & Off Road Parking

## 1 Morella Close, Great Bentley, Colchester, Essex. CO7 8LF.

Offered with no chain is this rare opportunity to live in this established and extended bungalow in a private cul-de-sac close by to train station, shops, village doctors, good village primary school and other amenities. Situated in the sought after Village of Great Bentley with its 43 acres of village green and picturesque countryside whilst remaining very commutable and close by to Colchester with good links to the A12/A120. This unique bungalow offers three bedrooms, en-suite to master, lounge/diner, kitchen, shower room, garden room, beautiful rear garden, garage and ample off road parking.





# Property Details.

## Ground Floor

### Hallway



With loft access, doors to principle rooms, radiator, airing cupboard, luxury vinyl flooring.

### Bedroom One



15' 0" x 14' 1" (4.57m x 4.29m) Plus recess of 1.35m x 1m, fitted wardrobes, window to front, radiator and door to en-suite.

### En-Suite

Window to side, shower cubicle, wash hand basin, close coupled WC, heated towel rail, half tiled walls, tiled floor, shaver point.

### Bedroom Two



11' 10" x 10' 1" (3.61m x 3.07m) Currently used as a separate dining room with window to rear, radiator, fitted wardrobe.

### Bedroom Three



9' 7" x 9' 1" (2.92m x 2.77m) Window to side, radiator, fitted wardrobe.

### Lounge/Diner



18' 4" x 11' 9" (5.59m x 3.58m) Patio doors to garden room, window to side, fireplace, two radiators, walllights.



# Property Details.



Garden Room



13' 1" x 7' 4" (3.99m x 2.24m) French doors to garden, radiator.

Shower Room



Fully tiled room, corner shower, pedestal wash hand basin, close coupled WC, heated towel rail.

Kitchen



11' 7" x 8' 8" (3.53m x 2.64m) Window to side, tiled floor, a range of fitted units and drawers with worktops over, inset sink and drainer, matching eye level units, tiled splashbacks, spaces and plumbing for appliances, fitted extractor.

Garage

Up and over door to front, power and light connected, eaves storage, floor mounted oil fired boiler.

Parking

To the front of the property there is a driveway providing off road parking and access to the garage and front door. To the side there is a further hard standing and access via gate to the rear garden.

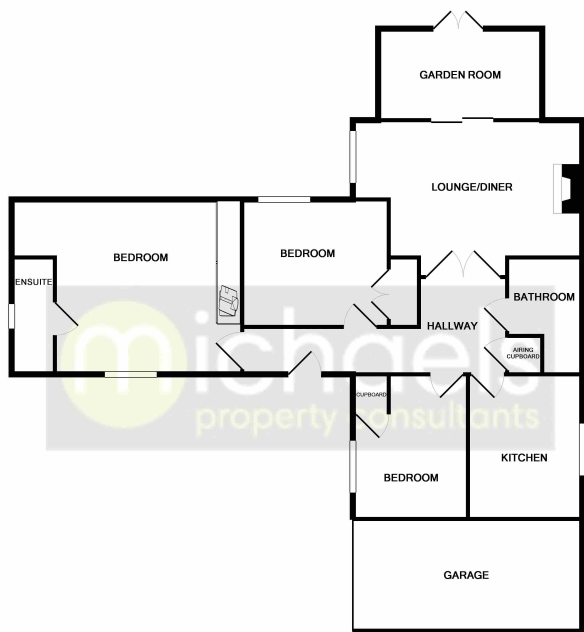
Rear Garden



A beautiful south facing rear garden with a variety of plants, shrubs and flowers, patio area, outside tap, pathway to gated side access.

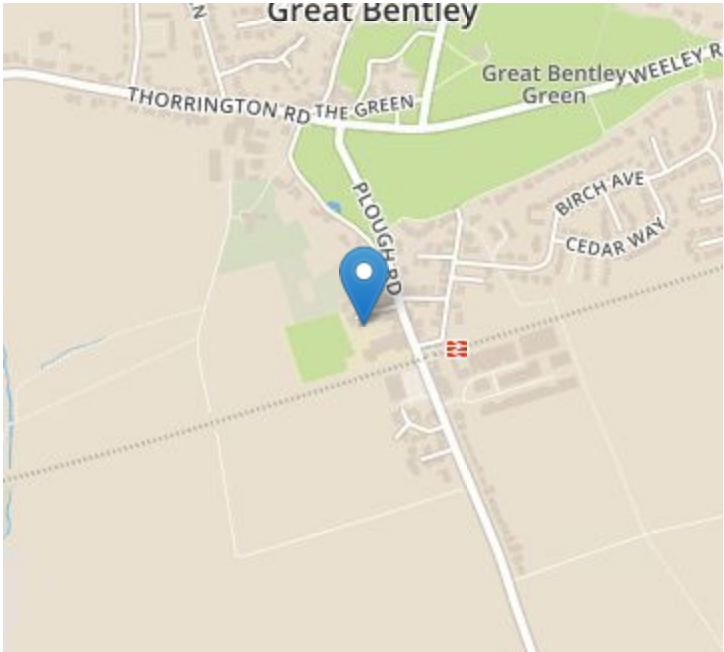
# Property Details.

## Floorplans

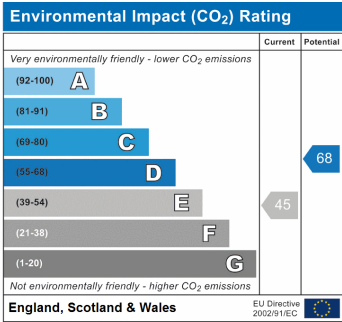
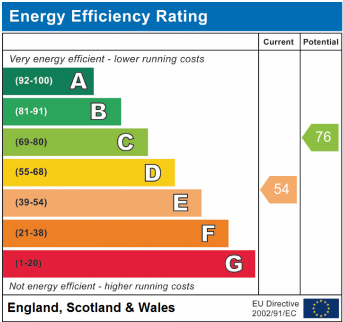


TOTAL APPROX. FLOOR AREA 1239 SQ.FT. (115.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.