



- On Great Bentley Green
- Stylish and Contemporary
- Double Garage
- Ample Off Road Parking
- Ground Floor Bedroom
- Two Shower Rooms
- Close To Station
- Village Location

## Oaklea, The Green, Great Bentley, Colchester, Essex. CO7 8PA.

Guide Price £475,000 to £500,000 Beautifully positioned on 43 acres of village green within the wonderful village of Great Bentley is this stylish and contemporary detached home with double garage and flexible accommodation. Great Bentley is an award winning village with brilliant commuter access from its mainline station to London Liverpool Street and the A120/A12 on the doorstep alongside great local amenities and village activities. Having been updated and modernised to a high standard throughout by the current owners and now offers highlights that include a 25ft lounge, 20ft conservatory, ground floor bedroom, modern kitchen, utility room, ground floor shower room, two further first floor bedrooms, first floor shower room, front and rear gardens, double garage and ample parking.





# Property Details.

## Ground Floor

### Porch

With further door to.

### Entrance Hall

Wood flooring, bespoke glass and wood staircase to first floor, storage cupboard and doors to.

### Living Room



24' 11" x 12' 6" (7.59m x 3.81m) Window to front, two windows to side, stone fireplace, Bi-Fold door to conservatory, radiators.

### Conservatory



20' 4" x 12' 6" (6.20m x 3.81m) Brick plinth and Upvc construction, tiled floor, doors to garden, radiator.

## Kitchen



13' 9" x 9' 0" (4.19m x 2.74m) Window to rear overlooking garden, door to utility room, a modern range of fitted units and drawers with stone worktops over, inset sinks and drainer, space for oven with splashback and extractor over, matching eye level units, space for fridge/freezer, integrated dishwasher.

## Utility Room



13' 9" x 3' 11" (4.19m x 1.19m) Brick plinth and Upvc construction, space for washing machine and tumble dryer, fitted units and worktops, door to garden.

## Shower Room

8' 9" x 5' 11" (2.67m x 1.80m) A fully tiled room with large walk in shower, pedestal wash hand basin, enclosed cistern WC.

## First Floor

### Landing

Window to front and doors to.

# Property Details.

## Bedroom



16' 11" x 12' 6" (5.16m x 3.81m) Windows to front and rear, fitted storage cupboards, radiator.

## Bedroom



16' 11" x 12' 3" (5.16m x 3.73m) Windows to front and rear, fitted wardrobe and storage cupboards, radiator.

## Shower Room



Walk in shower, window to rear, enclosed cistern WC, wash hand basin.

## Outside

### Rear Garden



Mainly laid to lawn and enclosed by panel fencing, various shrubs and plants to borders, patio area with fitted pergola,

### Front Garden

Laid to lawn with various shrubs and tree, pathway to front door.

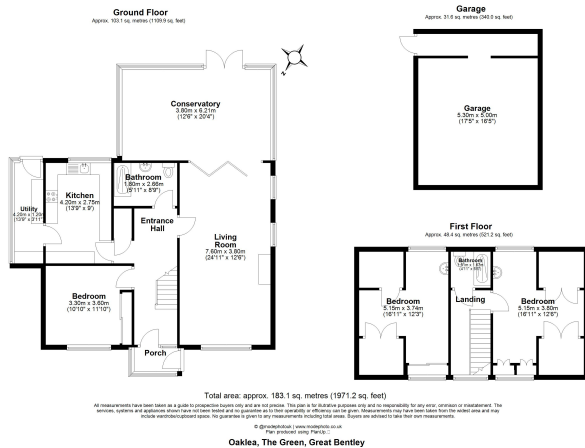
### Garage and Parking

Tarmac driveway with ample parking, gates to further parking leading to garage with twin doors, power and light connected and further access to storage area.

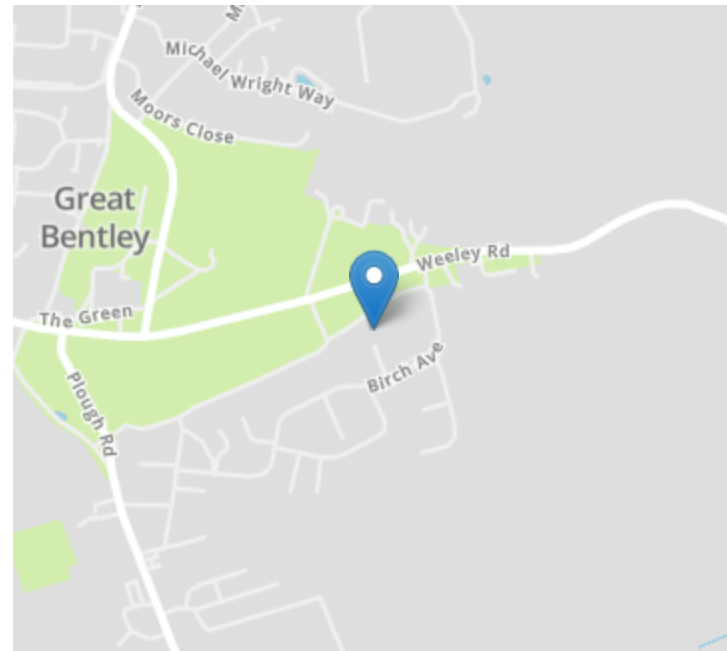


# Property Details.

## 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.