



- Semi Detached Bungalow
- Corner Plot
- Carport & Driveway Parking
- Two Double Bedroom
- Modern Kitchen
- Lounge/Diner
- Separate WC/Bathroom
- Lean To

**6 Larkfield Road, Great Bentley,  
Colchester, Essex. CO7 8PX.**

A two bedroom semi-detached bungalow positioned on a corner plot in the popular village of Great Bentley with great access to local amenities, main line train station and of course the award winning Great Bentley Green. Offering two bedrooms, living room, modern kitchen, lean to, family bathroom, WC, Off Road Parking, generous rear garden. Viewings now happening, call the sales team today.





# Property Details.

## Ground Floor

### Entrance Hall

Front door, airing cupboard, loft access, doors to:

### Kitchen



12' 4" x 8' 11" (3.76m x 2.72m) Double glazed window to rear, UPVC door, ceiling smoke alarm, modern fitted kitchen including a range of wall and base units, laminate worktop, intergraded, induction hob, oven, microwave, ceramic sink with right hand drain, fridge/freezer, space for washing machine and dish washer.

### Living Room



17' 09" x 10' 10" (5.41m x 3.30m) Double glazed patio doors to rear, radiator.

### Lean To

11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window to rear, French doors to side.

### Bedroom



15' 4" x 11' 6" (4.67m x 3.51m) Double glazed window to front, radiator, fitted wardrobes.

# Property Details.

## Bedroom



12' 4" x 8' 8" (3.76m x 2.64m) Double glazed window to front, radiator.

## Outside

### Carport & Parking

Off road parking via the driveway, also benefiting from a carport.

### Rear Garden

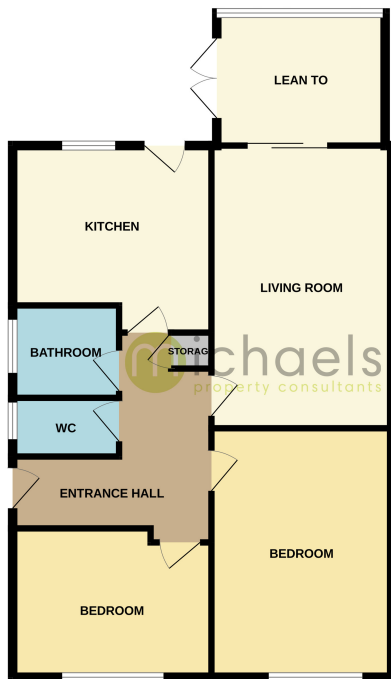


Enclosed rear garden mainly laid to lawn, mature shrubs and trees, oil tank posited in the garden, patio area, side access leading to driveway.

# Property Details.

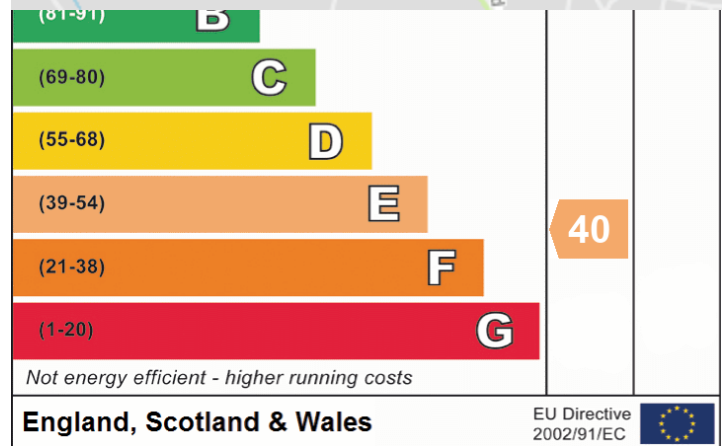
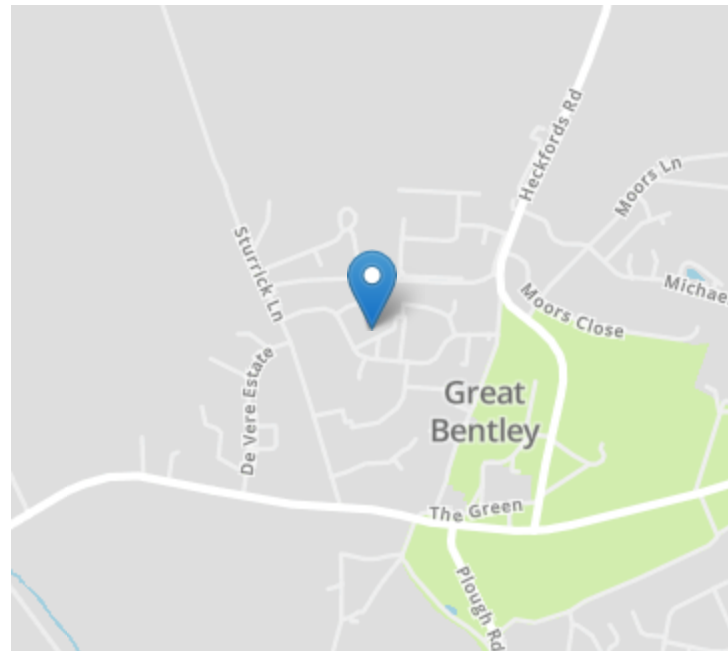
## Floorplans

GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



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.