



- Linked Detached House
- Garage & Off Road Parking
- Generous Rear Garden
- Modern Living Accommodation
- Popular Location
- Close By To Village Green & Train Station
- Four Bedrooms
- En Suite, Family Bathroom, Ground Floor WC
- Gas Central Heating & Double glazing

## 5 Meadow Lane, Great Bentley, Colchester, Essex. CO7 8FY.

Guide Price £375,000 to £400,000. A modern link-detached four-bedroom house, positioned in the popular village location of Great Bentley. Highlights include a living room overlooking the garden, modern kitchen, WC, four bedrooms, en suite and family bathroom, carport creating off road parking, garage and generous rear garden. Viewing is highly advised to fully appreciate what this property has to offer. Situated within easy reach of the village green, train station with direct links to London Liverpool street and easy A12 access.





# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, tiled floor, radiator, stairs to first floor.

### Kitchen



14' 4" x 7' 10" (4.37m x 2.39m) Double glazed window to front, tiled floor, range of wall and base units, worktop, inset sink, integrated electric oven, hob, space for washing machine/fridge freezer.

### Living Room/ Diner



UPVC French doors to rear, tiled floor, two radiators, Velux windows

### WC

Double glazed obscure window to front, tiled floor, WC, wash hand basin.

## First Floor

### Landing

Airing cupboard, stairs to 2nd floor, doors leading to:

## Bedroom One



11' 9" x 8' 9" (3.58m x 2.67m) Double glazed window to front, radiator.

### En Suite



Double glazes obscure window to side, part tiled walls, tiled floor, low level WC, wash hand basin, corner shower, towel rail.

## Bedroom Two

15' 6" x 10' 10" (4.72m x 3.30m) Double glazed window to front, radiator.

# Property Details.

## Bedroom Four



15' 11" x 8' 0" (4.85m x 2.44m) Double glazed windows to rear, radiator.

## Family Bathroom



Double glazed obscure window to front, part tiled walls, tiled floor, low level WC, paneled bath, wash hand basin, towel rail.

## Second Floor

### Bedroom Three



12' 4" x 12' 1" (3.76m x 3.68m) Velux windows, radiator, storage cupboard.

## Outside

### Rear Garden



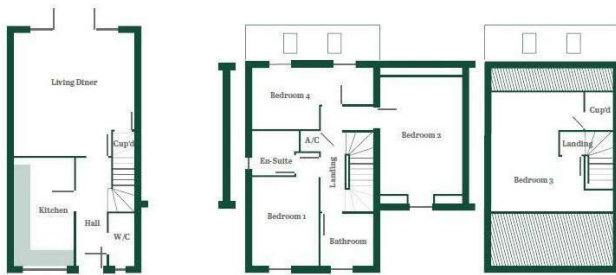
A generous south facing rear garden, patio area, with the remainder laid to lawn, retained by fencing with side gated access.

### Driveway

Ample off road parking via the carport which leads to the garage.

# Property Details.

## Floorplans



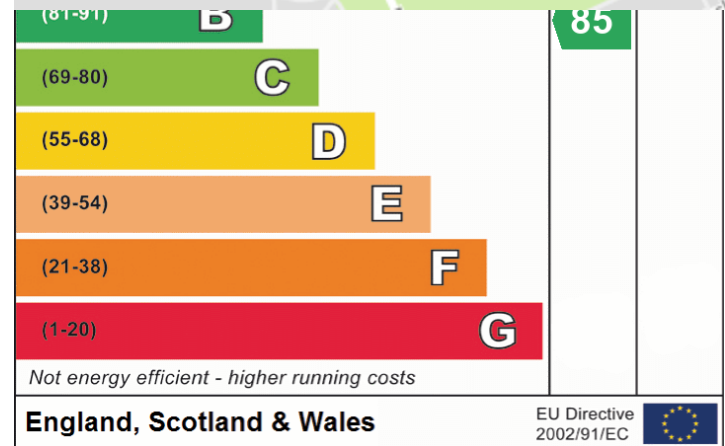
### Ground floor

Living room	4.65m x 4.85m / 15'4" x 15'11"
Kitchen	4.35m x 2.40m / 14'4" x 7'10"

### First & Second floor

Bedroom 1	3.80m x 2.85m / 12'6" x 9'5"
Bedroom 2	4.70m x 3.30m / 15'5" x 10'10"
Bedroom 3	3.20m x 3.20m / 10'6" x 10'6"
Bedroom 4	4.85m x 2.40m / 15'11" x 8'0"

## 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.