



34 Michael Wright Way, Great Bentley, Colchester, Essex. CO7 8GH.

A stunning recently built home in the sought after Village of Great Bentley. This luxury 3 bedroom detached family home is positioned on the popular Hills Development. The present property is like new offering immaculate accommodation. Ample off road parking, garage, private rear garden, open plan kitchen/diner, and en-suite to the master bedroom. The village of Great Bentley is situated amongst fields farmland of North-East Essex, far enough from the areas main thoroughfares to be a relaxed and tranquil setting, yet close enough for fast, easy connections towards the regions vibrant towns, cities and beautiful coastlines. Several times voted 'Village of the Year' Great Bentleys 43 acre village green is the largest in the country, bordered by an exquisite selection of conveniences, historic houses, cottages and community buildings. Viewing highly advised.



- Luxury Three Bedroom Detached House
- Spacious South Facing Rear Garden Ideal For Enjoying the Summer Months
- Sleek Modern Kitchen/Diner With Integrated Appliances
- A Generous Plot In A Quiet Location Adjoining A Green
- Immaculate Condition, A Blank Canvass For A New Owner
- Large Garage That Offers Space For Conversion
- Sought After Hills Residential Home Recently Built With NHBC Guarantee Remaining
- En Suite, Family Bathroom and WC
- Catchment Of Ofsted Outstanding Primary School
- Walking Distance of Great Bentley Train Station
- Highly Energy Efficient Home With Fibre Optic Broadband

Call to view 01206 820999



Property Details.

Ground Floor

Entrance Hall

Front door, radiator, stairs rising to first floor.

Living Room



17' 10" x 9' 10" (5.44m x 3.00m) Double glazed window to front and French doors to rear, radiator.

Kitchen/Diner



17' 01" x 9' 10" (5.21m x 3.00m) Double glazed windows to front and rear, UPVC door to rear. Modern fitted kitchen including a range of wall and base units, integrated dish washer, cooker, induction hob, over head fan, utility area and open plan onto the dining room.

Cloakroom



Inset spot lights, radiator, wall hung basin, low level WC.

Property Details.

First Floor

Landing

Airing Cupboard, loft access, doors leading to:

Bedroom One



10' 10" x 10' 01" (3.30m x 3.07m) Double glazed window to front, radiator.

En Suite



Double glazed obscured window to rear, part tiled walls, wall hung vanity unit, shower enclosure, low level WC.

Bedroom Two

9' 07" x 9' 07" (2.92m x 2.92m) Double glazed window to front, radiator.

Bedroom Three

9' 07" x 7' 03" (2.92m x 2.21m) Double glazed window to rear, radiator.

Family Bedroom



Inset spot lights, towel rail, part tiled walls, panelled bath with over head shower, wall hung vanity unit, low level WC.

Outside

Garage & Driveway

Block paved driveway creating off road parking to the front of the property, leading to the garage.

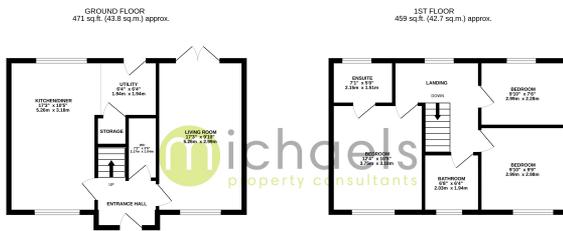
Garden



A south facing generous rear garden mainly laid to lawn, patio area, side access to driveway, retained by privacy fencing.

Property Details.

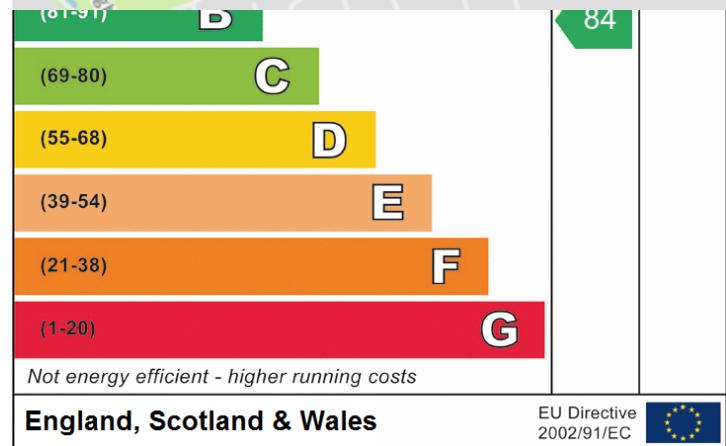
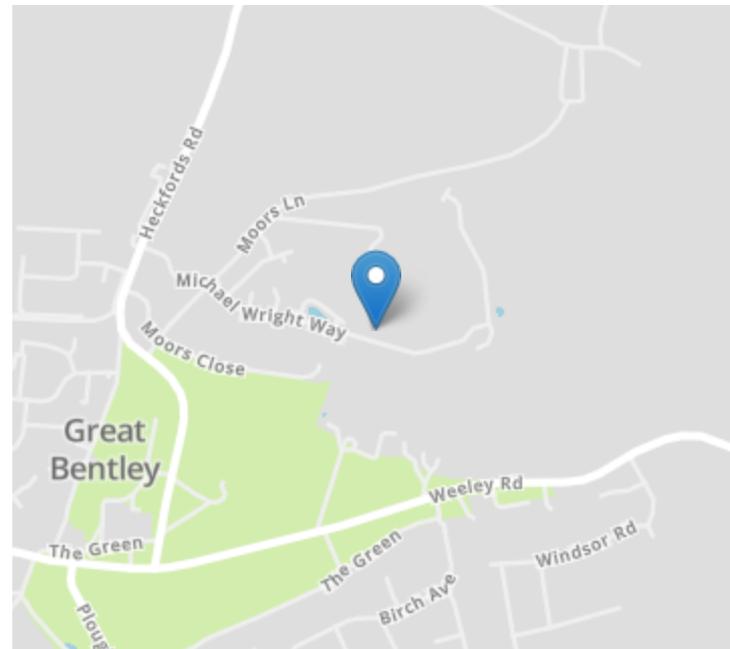
Floorplans



TOTAL FLOOR AREA: 926 sq ft (85.9 sq m) approx.

These energy ratings are based on standard assumptions for energy use. The Energy Conservation Regulations of 2002, minimum energy and any other rules that apply to the property. It is recommended that any prospective purchaser should consult a professional energy assessor for more information on the property's energy performance. The energy performance of the property is subject to the accuracy of the information provided and the assessor's findings. The assessor is not responsible for the accuracy of the information provided and the assessor's findings. The assessor is not responsible for the accuracy of the information provided and the assessor's findings.

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.