



- Semi Detached Bungalow
- Two Bedrooms
- Solar Panels
- Garage & Parking
- Living Room With Bi-Folding Doors
- Gas Central Heating & Double Glazing
- Modern Kitchen & Shower Room
- Walking Distance Of Village Green

**13 Linnet Way, Great Bentley, Colchester, Essex. CO7 8QJ.**

\*\*Guide Price £300,000 - £315,000\*\*

A modern two bedroom semi-detached bungalow which has been upgraded by the current owners. Positioned in this popular cul-de-sac within the commuter village of Great Bentley within walking distance of the 43 Acre village green, train station access with direct links to London Liverpool Street, school and local amenities. Offered for sale with ample off road parking, garage, private rear garden, two double bedrooms, family shower room, living room with bifold doors and modern kitchen room. Early viewing advised.



# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, storage cupboard, loft access, doors leading to:

### Living Room



17' 0" x 10' 4" (5.18m x 3.15m) Bifold doors to rear, vertical radiator, feature media wall with fireplace, views onto the rear garden.

### Kitchen



10' 0" x 8' 3" (3.05m x 2.51m) Double glazed window and UPVC door to rear, inset spot lights, fitted kitchen with a range of wall and base units, laminate worktop, tiled splash back, integrated, oven hob, stainless steel sink with right hand drainer, space for American style fridge/freezer.

### Bedroom



12' 10" x 10' 1" (3.91m x 3.07m) Double glazed window to front, radiator.

# Property Details.

## Bedroom



9' 6" x 9' 4" (2.90m x 2.84m) Double glazed window to front, radiator.

## Rear Garden



Well maintained rear garden, mainly laid to lawn, patio, stepping stones, retained by fencing, side access to driveway.

## Family Bathroom



Double glazed obscure window to side, tiled floor and walls, walk in shower enclosure, low level WC vanity unit with basin, inset spot lights.

## Outside

### Off Road Parking & Garage

Off road parking to the front and side creating ample space, garage with up & over door.

# Property Details.

## Floorplans

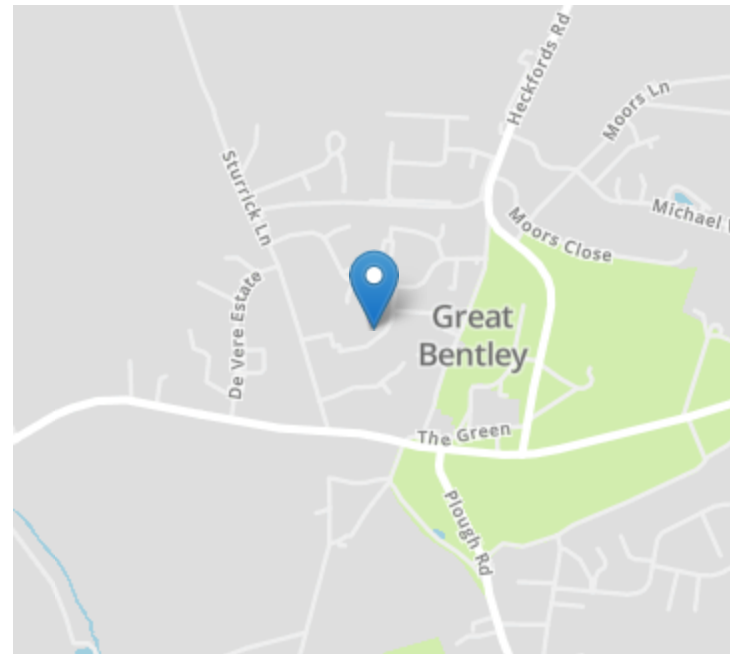
GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



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TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency on the day.  
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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.