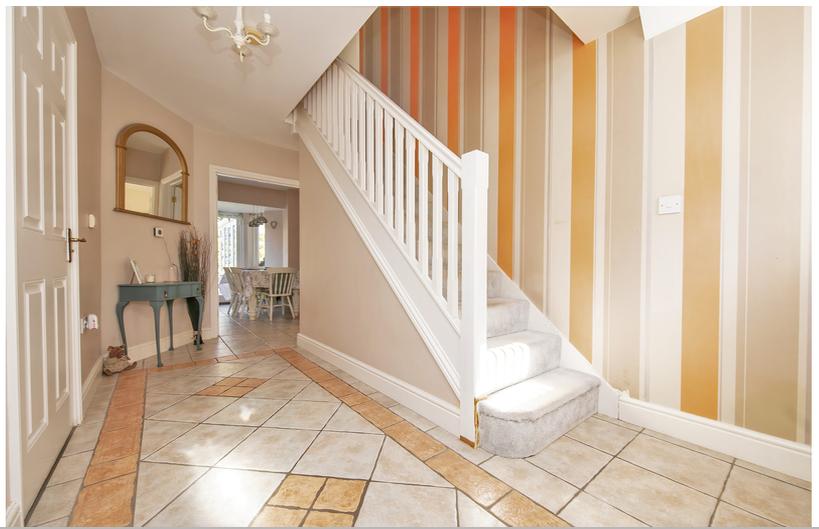




- Mews Position
- Link Attached House
- Tandem Garage & parking
- Four Bedrooms
- Close To Train Station
- Great Garden

3 Goodwyn Mews, Great Bentley, Colchester. CO7 8GA.

A beautifully presented and spacious family home in the most sought after village of Great Bentley and just a short walk away from mainline train station, 43 Acres of village green, local shops, pubs and amenities. This stylish home offers excellent accommodation to include four first floor bedrooms with dressing room and ensuite to master, family bathroom, ground floor cloakroom, living room, conservatory, open plan kitchen/diner, utility room, great garden, tandem garage with ample space for a home office and parking in front. Positioned nicely in a small mews and offered chain free.



Property Details.

Ground Floor

Entrance Hall

Tiled floor, radiator, stairs to first floor, doors to.

Cloakroom

Window to front, close couple WC, pedestal wash hand basin, tiled floor, radiator.

Living Room



19' 4" x 10' 6" (5.89m x 3.20m) Window to front, French doors to conservatory, two radiators, fireplace with inset burner, wood flooring.

Conservatory



14' 5" x 13' 0" (4.39m x 3.96m) Brick plinth and Upvc construction, wood flooring, doors to garden.

Kitchen/Diner



19' 0" x 11' 3" (5.79m x 3.43m) An L shaped room with window to rear, French doors to garden, door to carport, tiled floor, radiator, fitted units and drawers with worktops over, inset sink, inset hob, inset oven, spaces for appliances, door to utility room.

Utility Room

6' 0" x 5' 3" (1.83m x 1.60m) Window to front, fitted units, space for appliances.

First Floor

Landing

Airing cupboard and doors to.

Bedroom One



14' 5" x 10' 10" (4.39m x 3.30m) Window to front, radiator, door to.

Dressing Room

Fitted cupboards, door to en-suite and window to front.

Property Details.

En-Suite



Window to rear, shower cubicle, pedestal wash hand basin, close coupled WC, radiator, tiled walls and floor.

Bathroom



Obscure window, tiled floor and walls, panel bath with shower screen, vanity wash hand basin, close coupled WC, heated towel rail.

Bedroom Two



11' 9" x 10' 11" (3.58m x 3.33m) Window to front, radiator.

Outside

Garden



Mainly laid to lawn and enclosed by fencing, large patio area, further patio area and a variety of shrubs and plants.

Bedroom Three



11' 11" x 8' 10" (3.63m x 2.69m) Window to rear and radiator.

Tandem Garage

8' 11" x 34' 1" (2.72m x 10.39m) With electric up and over door to front, power and light connected, window to rear, door to garden.

Carport and Parking

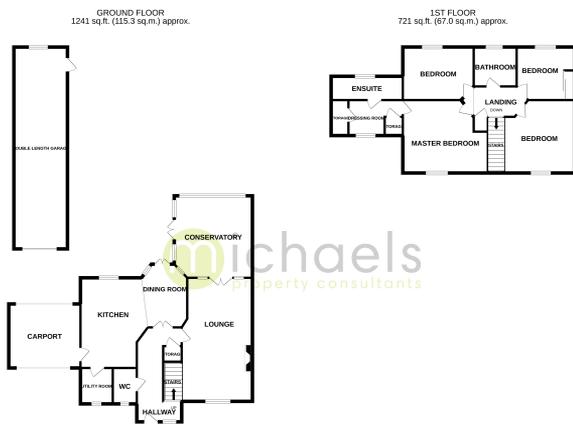
Carport area with ample off road parking leading to garage and gate to garden.

Bedroom Four

10' 0" x 8' 3" (3.05m x 2.51 m) Window to rear, radiator, wardrobe.

Property Details.

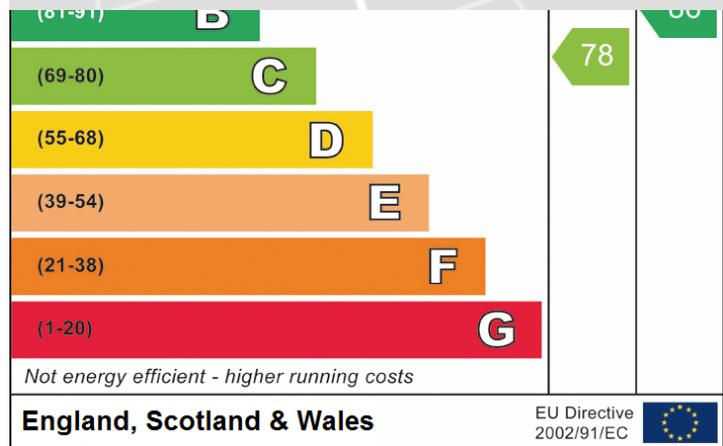
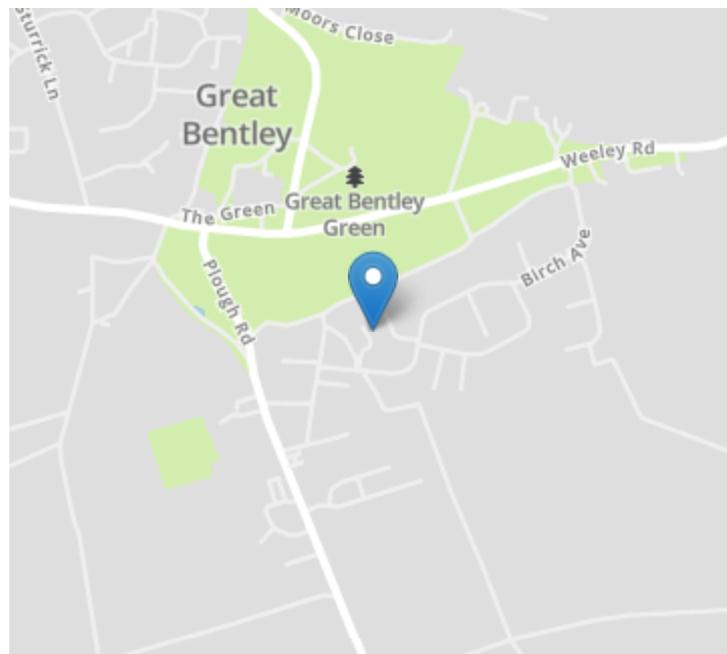
Floorplans



TOTAL FLOOR AREA: 1962 sq ft. (182.3 sq m.) approx.

These energy ratings are based on a standard set of assumptions. They are not intended to be used as a guide to the energy performance of a building. They are based on a standard set of assumptions. They are not intended to be used as a guide to the energy performance of a building. They are based on a standard set of assumptions. They are not intended to be used as a guide to the energy performance of a building.

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.