



- NHBC warranty remaining
- Commuter Village
- Modern Detached Family Home
- Two Reception Rooms
- Generous Kitchen/Family Room
- Garage & Ample Off Road Parking
- Three Bedrooms
- En-Suite To Master

## 7 Abrey Close, Great Bentley, Colchester, Essex. CO7 8FA.

An exceptionally well presented and modern detached family house built by Mersea homes to an incredibly high standard on this popular development in Great Bentley. This stylish home offers the remainder of NHBC warranty remaining for worry free living with easy maintenance. Highlights include three bedrooms with en-suite to master, good sized kitchen/family room, dining room, lounge, modern cloakroom and bathroom, generous rear garden, garage and ample off road parking. Close by is 43 Acres of open green with cricket pitch, good local pub, shops, doctors, bus routes and of course train station with good links to London Liverpool Street making it ideal for commuters.



# Property Details.

## Ground Floor

### Entrance

Entrance Via UPVC Door

### Dining Room



14' 10" x 11' 11" (4.52m x 3.63m) With window to front, radiator, vinyl flooring, stairs rising to first floor with storage cupboard under, doors to:

### Cloakroom

With vinyl flooring, radiator, close coupled WC, wash hand basin.

### Lounge



14' 8" x 12' 4" (4.47m x 3.76m) With French doors to rear, window to side, TV point, radiator, door to:

## Kitchen/Family Room



18' 9" x 10' 11" (5.72m x 3.33m) With window to front and French doors to rear, radiator, vinyl flooring, a range of modern and contemporary matching eye level and base units with drawers and worktops over, matching upstands, inset one and a half sink and drainer, space for fridge/freezer, integrated dishwasher and washing machine, Electric oven with halogen hob and extractor over, ample space for snug area or space for breakfast table.

## First Floor

### Landing

With radiator, loft access, airing cupboard, doors to:

### Bedroom One



11' 9" x 11' 2" (3.58m x 3.40m) With window to front, radiator, built in wardrobes, door to en-suite.

# Property Details.

## En-Suite



With obscure window to rear, vinyl floor, heated towel rail, part tiled walls, wash hand basin, close coupled WC, shower cubicle, extractor.

## Bathroom



A modern bathroom suite with obscure window to rear, radiator, vinyl floor, close coupled WC, wash hand basin, bath with shower attachment.

## Bedroom Two



12' 5" x 11' 9" (3.78m x 3.58m) With window to front, radiator.

## Bedroom Three

11' 6" x 7' 9" (3.51m x 2.36m) With window to rear, radiator.

## Outside

### Garden



A generous rear garden enclosed by fencing with gated side access, mainly lawn with a large sandstone patio area and pergola.

### Garage

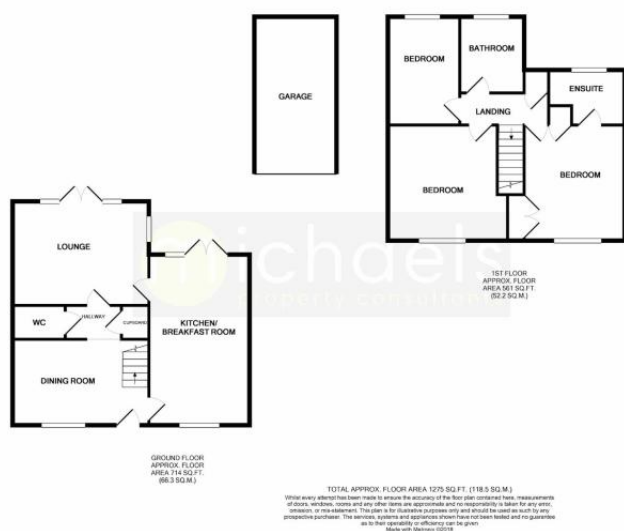
17' 1" x 8' 11" (5.21m x 2.72m) With up and over door to front, power and light connected.

### Driveway

In front of garage providing off road parking for several cars.

# Property Details.

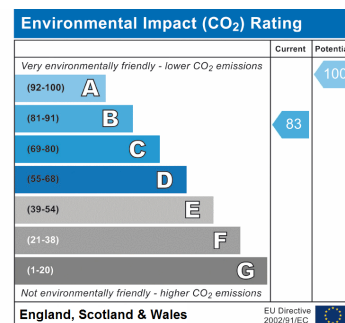
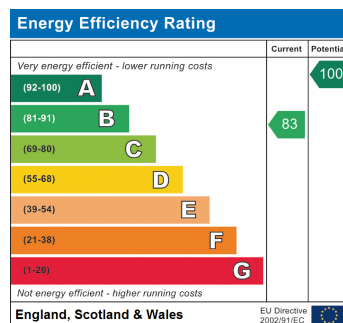
## Floorplans



## 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.