



- NHBC Warranty Remaining
- Double Garage
- Spacious Kitchen/Diner
- Two Reception Rooms
- Four Bedrooms
- En-Suite & Bathroom
- Off Road Parking
- Village Location

**2 Speedwell Walk,, Great Bentley,  
Colchester, Essex. CO7 8TS.**

This magnificent home in the sought after commuter village of Great Bentley offers a high-quality modern build appointed to a very high standard within a beautiful setting. Highlights include four bedrooms, en-suite, family bathroom, along with spacious living to the ground floor welcomed by the generous hallway, lounge with log burner, snug/reception room, utility with integral door leading to the double garage, large kitchen/diner/ living space with bi folding doors overlooking the garden. Great Bentley offers excellent facilities including train station with simple links to London Liverpool Street, 43 acres of award winning village green, a local pub, supermarket, take aways and much more.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and doors to.

### Sitting Room



18' 4" x 13' 9" (5.59m x 4.19m) Box bay window to front and shutters, window to rear, fireplace with inset log burning stove, radiators, twin doors to Kitchen.

### Snug



13' 4" x 10' 11" (4.06m x 3.33m) Windows to front and side with shutter, radiator.

### Kitchen/Diner



23' 0" x 18' 6" (7.01m x 5.64m) Bi-Fold doors to rear, radiator, twin doors to sitting room, door to utility room, a contemporary range of fitted units and drawers with stone worktops over, inset induction hob, double oven, extractor, integrated fridge, central island with overhang for barstools, inset sink and dishwasher.

### Utility Room



6' 7" x 5' 11" (2.01m x 1.80m) Door to integral garage, fitted units with worktop over, inset sink, spaces and plumbing for appliances.

### Ground Floor Cloakroom

Enclosed cistern WC, wash hand basin.

## First Floor

### Landing

Window to front, airing cupboard and doors to.

# Property Details.

## Bedroom



12' 11" x 11' 10" (3.94m x 3.61m) Plus Dressing Room. Window to rear, fitted wardrobes, radiator and door to.

## Bathroom



Window to side, panel bath, WC, wash hand basin.

## En-Suite



Window to rear, shower cubicle, wash hand basin, WC.

## Outside

### Double Garage and Driveway

23' 0" x 19' 8" (7.01m x 5.99m) Twin up and over doors to front, window to rear, door to rear garden, personal door to utility room and ample off road parking in front plus additional parking to the side.

## Garden



Enclosed by fencing and mainly laid to lawn, porcelain tiled patio area, gated side access and door to garage.

## Bedroom

13' 3" x 11' 10" (4.04m x 3.61m) Window to rear, radiator, wardrobe.

## Bedroom

13' 1" x 9' 10" (3.99m x 3.00m) Window to front with shutters, radiator, wardrobe.

## Bedroom

9' 6" x 8' 6" (2.90m x 2.59m) Window to front with shutters, radiator.

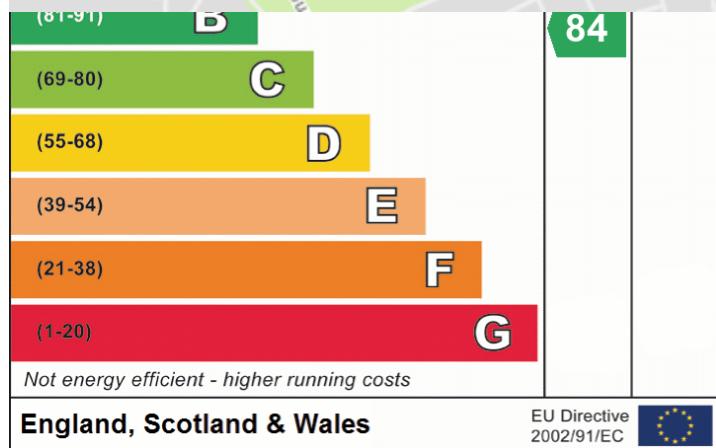
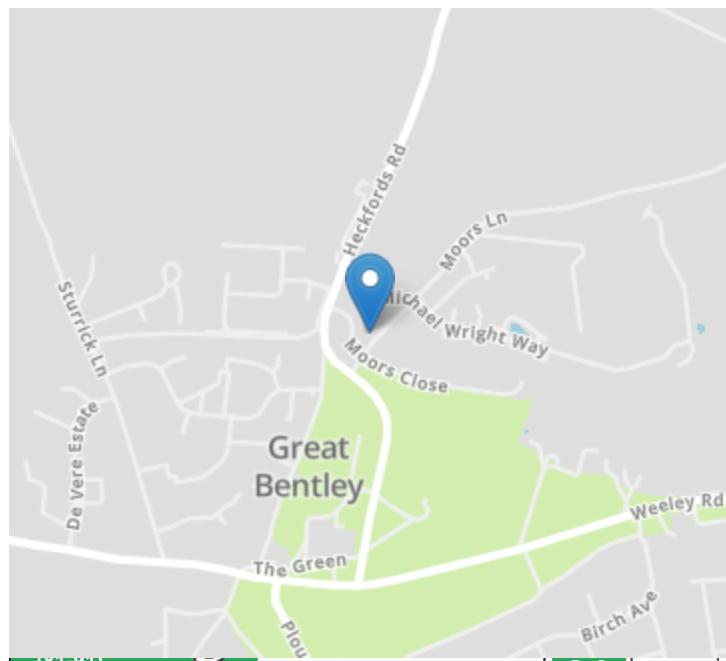
## Property Details.

## Floorplans



Total area approx. 208.5 sq. metres (2244.3 sq. feet)  
All measurements have been taken as a guide to prospective buyers only and are not guaranteed. This plan is for illustrative purposes only and is not a contract for, or an offer to, let or sell, any property. The services, systems and appliances shown have been tested and no guarantee is given as to their capability or efficiency can be given. Measurements may have been taken from the floor and may not include wall or ceiling thicknesses or space. No guarantee is given to any measurements including total area. See plan for further details. All dimensions are approximate. No guarantee is given to any measurements including total area. See plan for further details. All dimensions are approximate. Please ring 01992 500500 for further information.

## 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.

