



- Three Bedroom Semi Detached
- Off Road Parking & Garage
- Low Maintenance Garden
- Ground Floor Cloak Room & Family Bathroom
- Open Plan Living Dining Area
- Walking Distance Of Railway Station
- Close To Shops And Amenities

Pigeon Point, Plough Road, Great Bentley, Colchester, Essex. CO7 8LG.

A well presented home in the popular commuter village of Great Bentley. Filled with generous living space, modern kitchen, spacious Dining room, Gas central heating, ground floor cloakroom, three first floor bedrooms, family bathroom, detached garage, great garden and excellent driveway for numerous vehicles. Great Bentley benefits from a local train station with good links to London, excellent local shops, good schooling, bus routes and of course the famous Village Green. Viewings strongly advised.



Property Details.

Ground Floor

Hallway

5.04m x 1.95m (16' 6" x 6' 5") Radiator and doors to;

Cloakroom

6.78m x 1.39m (22' 3" x 4' 7") Window to front, radiator W/C and wash hand basin.

Living/Dining Room



6.75m x 4.62m (22' 2" x 15' 2") Windows to front and rear, patio doors, radiators.

Kitchen



3.22m x 3.09m (10' 7" x 10' 2") The kitchen space comprises of fitted matching base and eye level unit incorporating granite work surfaces with inset stainless steel sink and space for dishwasher, double oven & microwave and oil boiler.

First Floor

Landing

Loft access, airing cupboard, doors to;

Bedroom One



4.07m x 4.06m (13' 4" x 13' 4") Window to rear, radiator.

Bedroom Two



4.07m x 2.59m (13' 4" x 8' 6") Window to front and radiator.

Property Details.

Bedroom Three



3.14m x 2.54m (10' 4" x 8' 4") Window to rear and radiator.

Bathroom



2.52m x 1.68m (8' 3" x 5' 6") p-shaped bath with fitted shower over and glass screen, close couple WC and vanity style sink unit with mirror. There is also a wall mounted heated towel rail and double glazed window to the front aspect.

Outside

Garden



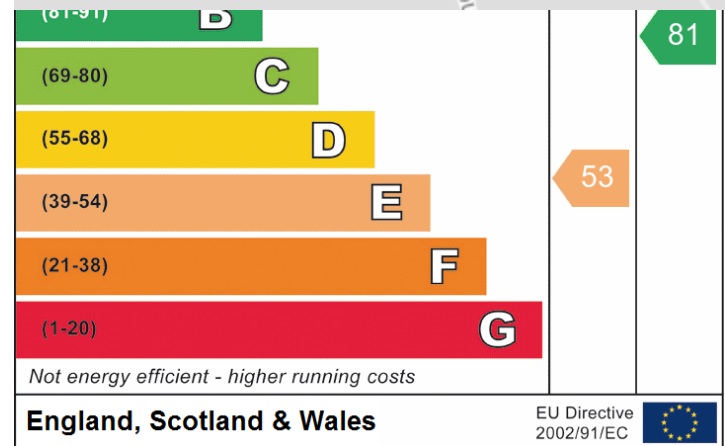
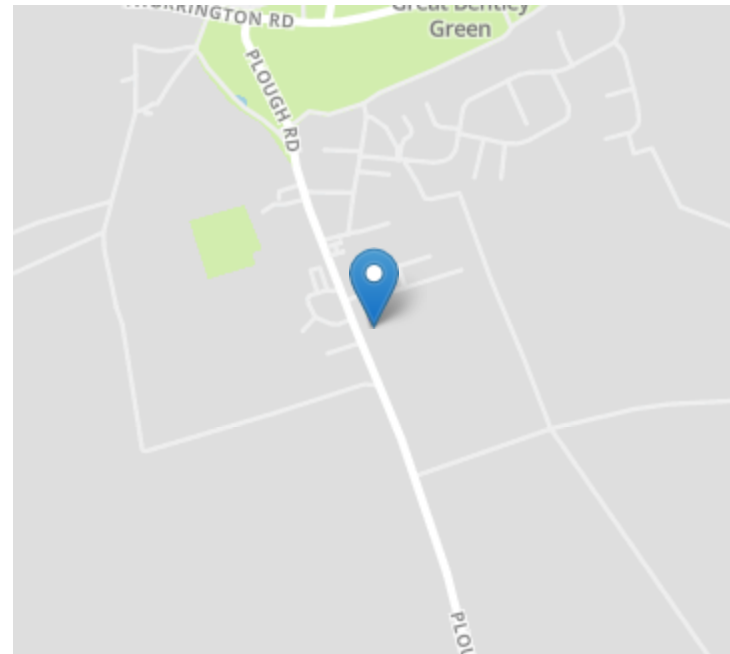
Externally the property benefits from off road parking to the front and side for a number of vehicles, the concrete hardstanding leads to the detached single garage with electric up and over door and side gate to rear garden. The rear garden benefits from a patio area which immediately abuts the rear of the property with hot tub (available through separate negotiation) and is mainly laid to lawn with some mature flowers and shrubs to the boundaries and a raised terrace area to the rear corner.

Property Details.

Floorplans



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.