



- Detached Family Home
- Garage And Driveway
- Ground Floor Cloakroom
- Two Reception Rooms
- Four Bedrooms
- Family Bathroom
- Close To Train Station
- Village Location
- Close To Shops And Amenities

**49 Birch Avenue, Great Bentley,
Colchester, Essex. CO7 8LR.**

This spacious detached family home located in the sought after village of Great Bentley. Positioned within close proximity to the villages local train station which is a mainline station with fast links to London Liverpool Street. Internally this house offers four bedrooms, family bathroom, utility room, ground floor cloakroom, driveway providing parking for a couple of vehicles. Early viewings are essential.



Property Details.

Ground Floor

Hallway

Radiator and doors to;

Cloakroom

Window to front, radiator, W/C, wash hand basin.

Kitchen



10' 5" x 11' 1" (3.17m x 3.38m) Window to rear, range of eye and low level fitted units with work surfaces over, inset spot lighting, space for free standing dishwasher, fridge freezer, washing machine, built in single oven with induction hob and extractor over, door out to lobby;

Lobby/Utility Room

6' 1" x 3' 2" (1.85m x 0.97m) Space for tumble dryer and fridge or freezer. doors leading out to garden and integral door into garage.

Dining Room



10' 5" x 11' 1" (3.17m x 3.38m) Windows and French doors to rear, radiator.

Living Room



18' 3" x 10' 11" (5.56m x 3.33m) Windows to front and rear, radiator, French doors out to rear;

First Floor

Landing

Window to front, loft access, access to airing cupboard, and doors to;

Property Details.

Bedroom One



11' 2" x 12' 6" (3.40m x 3.81m) Windows to rear, radiator, built in wardrobes.

Bedroom Two



9' 4" x 11' 1" (2.84m x 3.38m) Window to rear, radiator, built in wardrobe.

Bedroom Three

11' 5" x 8' 8" (3.48m x 2.64m) Window to rear, radiator built in wardrobe.

Bedroom Four

6' 8" x 12' 6" (2.03m x 3.81m) Window to front, radiator, access to built in wardrobe.

Family Bathroom



Window to front, radiator, panelled bath with shower head over, Double wash hand basin with vanity sink units, inset spot lighting W/C.

Outside

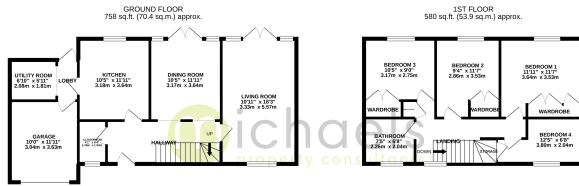
Garden

The house benefits from a spacious and well established rear garden. Fully enclosed by fencing and with small trees and bushes surrounding the garden its a private space to reside in. Its mostly laid to lawn, however there is a small section which is decking.

To the front of the house there is off road parking for a couple of vehicles.

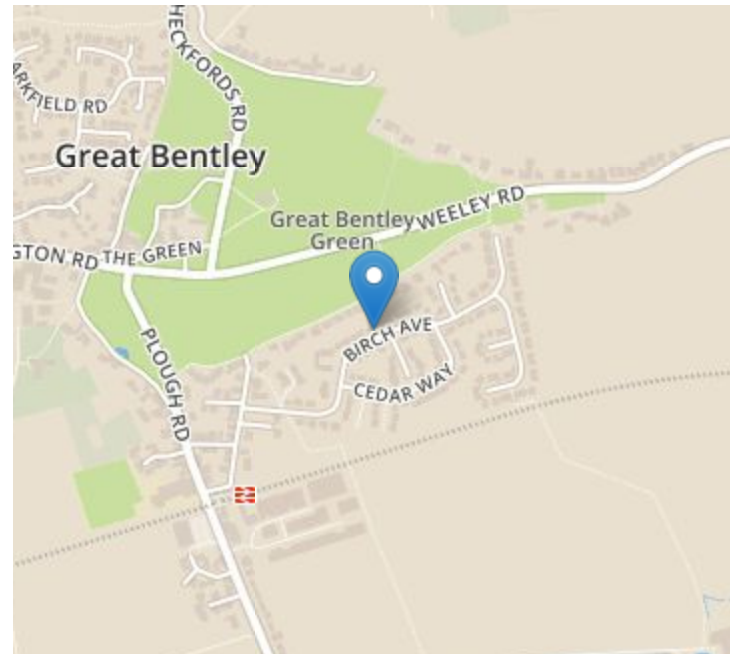
Property Details.

Floorplans



TOTAL FLOOR AREA: 1338 sq ft (124.3 sq m) approx.
We warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief. We do not warrant that the floor area is correct to the best of our knowledge and belief.

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.