



- Detached Bungalow
- Off Road Parking
- Garage
- Extended
- Living Room
- Kitchen/ Diner
- Three Bedrooms
- Gas Central Heating & Double glazing
- No Onward Chain
- Cul De Sac Location
- Bathroom & En-Suite

**20 Linnet Way, Great Bentley, Colchester, Essex. CO7 8QJ.**

Extended by the current owner this three bedroom spacious bungalow is positioned within a cul-de-sac, also within walking distance to the village green, local amenities and train station. Highlights include three bedrooms, shower room, open plan kitchen/diner/living room. Offered for sale with off-road parking, garage, private L shaped rear garden with gated access. Offered for sale with no onward chain.



# Property Details.

## Living Accommodation

### Entrance Hall

UPVC door, loft access, the loft is part boarded and insulated.

### Living Room



19' 11" x 10' 11" (6.07m x 3.33m) Double glazed windows and patio doors to rear radiators.

### Kitchen/ Dining Room



19' 11" x 8' 7" (6.07m x 2.62m) Inset spot lights, modern fitted kitchen including a range of gloss wall and base units, laminate worktop, inset sink with left hand drainer, induction hob, cooker hob, fan and wall mounted cooker, open plan onto the living room.

## Bedroom One



13' 0" x 10' 5" (3.96m x 3.17m) Double glazed windows to front, radiator.

## En Suite



Ensuite Shower with Basin and WC

## Bedroom Two



9' 11" x 9' 2" (3.02m x 2.79m) Double glazed window to front, radiator.

# Property Details.

## Bedroom Three



10' 7" x 6' 0" (3.23m x 1.83m) Double glazed window to side, radiator.

## Family Bathroom



Double glazed obscure window to side, radiator, tiled floor & walls, panelled bath, over head shower, wash hand basin, low level WC, radiator.

## Outside

### Garage & Off Road Parking

Off road parking for several vehicles, garage with up and over door, power and light.

## Rear Garden



A private enclosed L shaped rear garden mainly laid to lawn, double gated side access, retained by fencing and hedges, access to garage.

# Property Details.

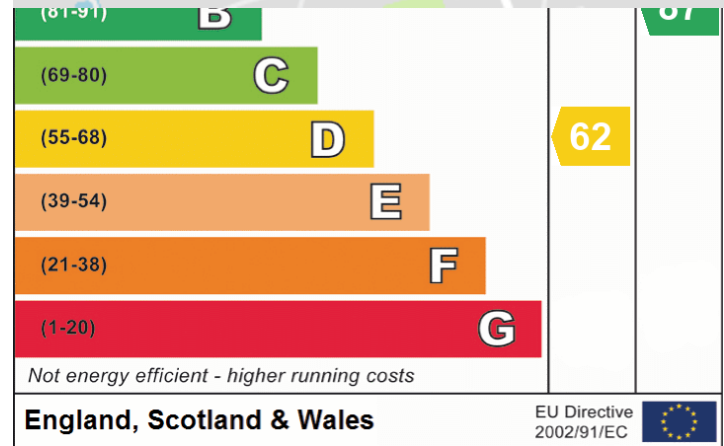
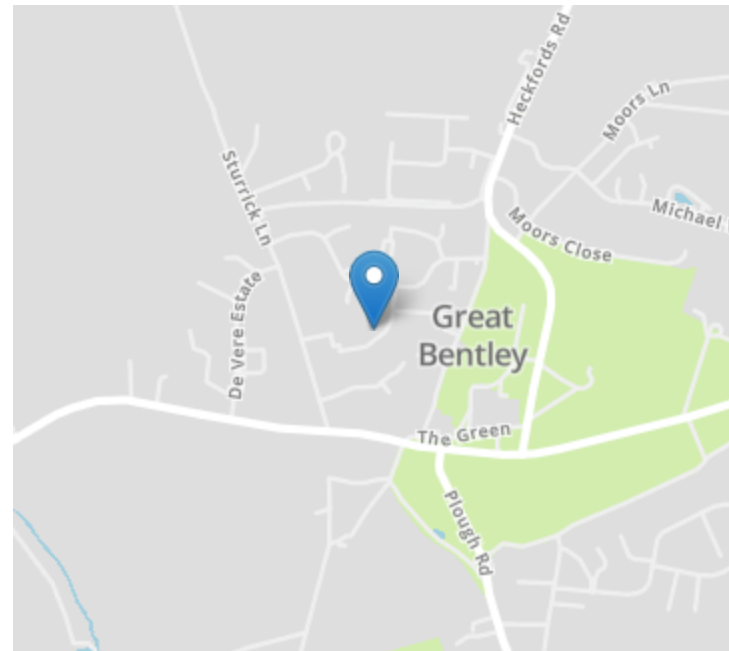
## Floorplans

GROUND FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA - 940 sq.ft. (87.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.