



- Three Bedroom Lodge
- Riverside Location
- 11 Months Occupancy
- Off Road Parking
- Moorings & Jetty
- No Onward Chain
- Club House, Swimming Pool & Gym Facilities
- Open Plan Living
- Decking & Rear Garden
- Stunning Views
- Gas Central Heating & Double Glazing

17 Riverside Bentley Country Park, Flag Hill, Great Bentley, Colchester, Essex. CO7 8RF.

Private jetty and moorings included with this beautiful lodge with stunning views over the river. Prime position on the Great Bentley county park site including 11 months occupancy of the year and also the on site facilities. The lodge itself includes three bedrooms, en suite, family bathroom and open plan living space. Offered for sale with no onward chain viewing highly advised to appreciate what's on offer.



Property Details.

Accommodation

Living Room



19' 02" x 11' 0" (5.84m x 3.35m) Double glazed window to side and rear, inset spot lights, gas fireplace, vertical radiator, French doors opening onto the decking area.

Diner



9' 10" x 6' 09" (3.00m x 2.06m) Double glazed window to side, vertical radiator, wall mounted co2 alarm, space for dining furniture.

Kitchen



9' 10" x 9' 02" (3.00m x 2.79m) Double glazed window to side, inset spot lights, open plan kitchen onto the dining/living room, fitted Kitching including a range of wall and base units, laminate work top, island, integrated gas hob, over head fan stainless sink, fridge/freezer, washing machine and dish washer.

Inner Hall

10' 06" x 3' 01" (3.20m x 0.94m) Loft access, two storage cupboards one of which houses the wall mounted Baxi Boiler.

Bedroom One



8' 11" x 8' 10" (2.72m x 2.69m) Double glazed window to side, electric Velux window, radiator, fitted wardrobes, over head cupboards, king size bed.

Property Details.

En Suite



6' 02" x 4' 07" (1.88m x 1.40m) Double glazed window to side, tiled walls and splash back, low level WC, vanity unit and corner shower.

Family Bathroom



6' 03" x 5' 05" (1.91m x 1.65m) Double glazed window to side, white suite including panelled bath, vanity unit, low level WC.

Bedroom Two



8' 11" x 8' 04" (2.72m x 2.54m) Double glazed window to front, radiator, built in storage, wardrobe, currently used as an office.

Bedroom Three

7' 05" x 6' 03" (2.26m x 1.91m) Double glazed window to side, radiator, inset sport lights, fitted wardrobe.

Outside

Frontage

Off Road parking to the front via the hard standing driveway, leading to the the composite decking.

Rear Garden



Composite decking to the side and rear of the lodge, creating a generous seating area, steps down to the well established lawn which wraps around the lodge, stepping onto the jetty which is privately owned with mooring along with the floating pontoon.

Property Details.

Floorplans

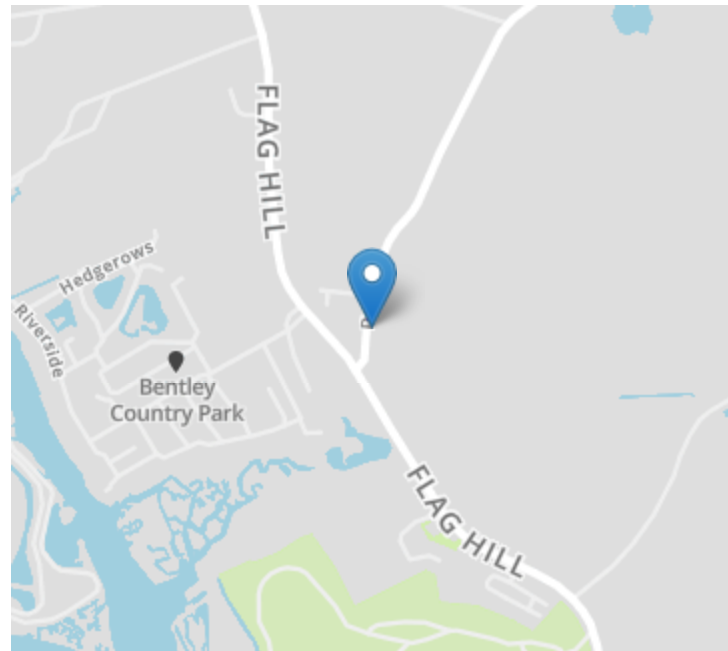
GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.

Whilst 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



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.