



michaels

- Four Bedrooms
- Bay Window To Lounge
- Beautiful Garden
- Two En Suites & Family Bathroom
- Under Floor Heating & Gas Central Heating
- Loft Conversion
- Commuter Village
- Previously Extended

Lancia, Weeley Road, Great Bentley, Colchester, Essex. CO7 8PE.

Guide Price £450,000 to £475,000 A beautifully presented and well planned family home nestled just off the village green in Great Bentley with mainline station just a short stroll through the green away with direct links to London Liverpool Street, good local shops and easy access to the A120/A12. Having been previously extended this home now offers highlights to include: Sitting room, dining room, 22' Kitchen/snug/breakfast room, three bedrooms, family bathroom and en-suite on the first floor and further bedroom and en-suite on the second floor, 180ft rear garden and ample block paved driveway.



Property Details.

Ground Floor

Entrance Hall

Front door, tiled floor, radiator, under stairs storage, stairs to first floor, doors leading to:

Ground Floor WC

Double glazed window to side, tiled floor, vanity unit and WC.

Sitting Room



14' 5" x 12' 9" (4.39m x 3.89m) Double glazed bay window to front, radiator, Coal fireplace.

Dining Room

13' 10" x 12' 9" (4.22m x 3.89m) Alcove units, fireplace, wooden floor, radiator, bi-folding doors.

Kitchen/ Snug/Breakfast Room



22' 3" x 19' 2" (6.78m x 5.84m) Inset spot lights, Velux windows, French doors opening onto the garden, double glazed windows to rear and side, tiled floor, fitted kitchen including a range of wall and base units, worktop, space for dish washer, washing machine, range style cooker, integrated ceramic sink with left hand drainer, fridge/freezer, wall mounted boiler.

First Floor

Landing

Doors leading to:

Property Details.

Bedroom



22' 3" x 8' 4" (6.78m x 2.54m) Window to rear, radiator.

En Suite

Tiled floor, shower enclosure, vanity unit, WC, radiator.

Bedroom

12' 1" x 11' 1" (3.68m x 3.38m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom /Study

10' 6" x 10' 1" (3.20m x 3.07m) Double glazed window to rear, radiator.

Family Bathroom



Double glazed window to front, tiled floor, storage cupboard, part tiled walls, paneled bath, WC, wash hand basin, towel radiator

Second Floor

Bedroom

19' 2" x 18' 1" (5.84m x 5.51m) Velux window to front, double glazed window to side and rear, fitted wardrobes and storage.

En Suite

Velux window to rear, part tiled walls, WC shower, wash hand pedestal basin, towel radiator.

Outside

Rear Garden



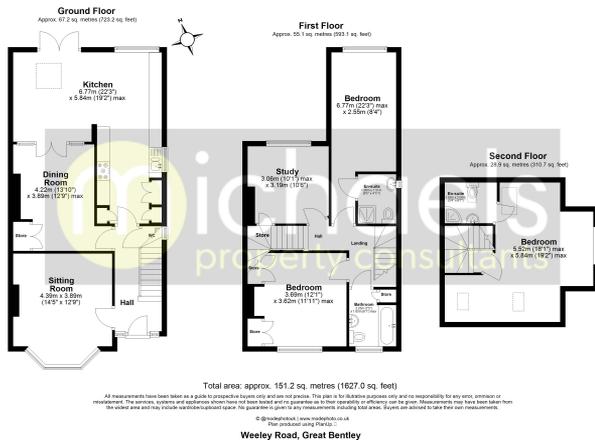
180ft Rear garden mainly laid to lawn and enclosed by fencing, patio area, various shrubs and plants, gated side access.

Off Road Parking

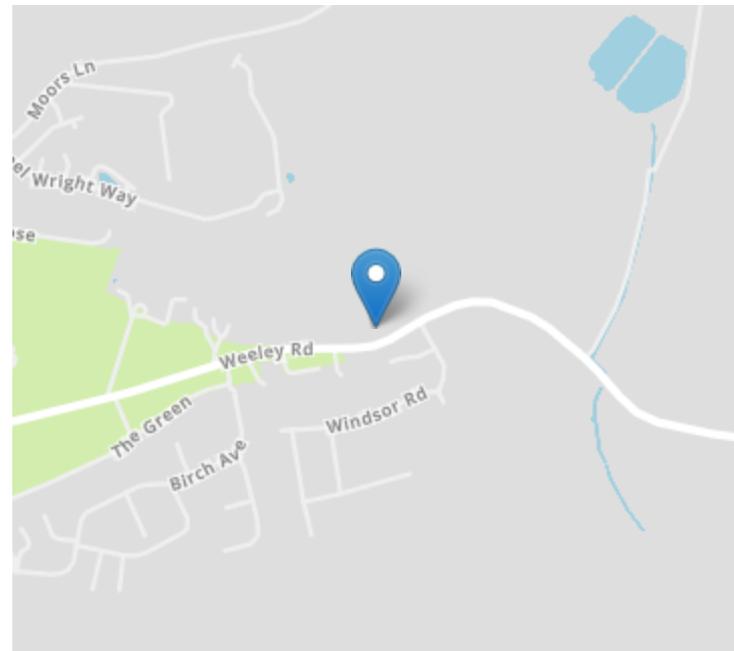
Block paved driveway to front offering ample off road parking.

Property Details.

Floorplans



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.