



- Detached House
- Four Bedrooms
- En Suite, Family Bathroom and WC
- Close By To Village Green & Train Station
- Gas Central Heating
- Double Glazing
- Open Plan Kitchen/Diner
- NHBC Warranty Remaining

**2 Meadow Lane, Great Bentley,
Colchester, Essex. CO7 8FY.**

A charming detached family home offering impressive space throughout. This four bedroom detached home with highlights to include , en-suite, family bathroom, open plan kitchen/dinner overlooking the rear garden, lounge with bay fronted window, ground floor cloakroom, spacious entrance hall, garage and off road parking. Positioned close by to local schooling, commuter links and local amenities. Early viewings highly advised.



Property Details.

Ground Floor

Entrance Hall

Composite front door, understairs storage, radiator, stairs to first floor:

Lounge



14'7" x 16'8" (4.45m x 5.08m) Double glazed Bay fronted window, radiator, double doors opening onto:

Kitchen/Diner



10'6" x 23'7" (3.2m x 7.19m) Double glazed window to rear, radiators, French doors opening onto the garden, open plan, fitted kitchen units, worktops, inset stainless steel sink, integrated oven, hob, cooker hood, dishwasher, space for fridge/freezer, washing machine, open plan onto the dinning area.

Downstairs WC



Double glazed window to side, part tiled walls, towel radiator, vanity unit sink basin, low level WC.

Property Details.

First Floor

Bedroom One



12'5" x 11'8" (3.78m x 3.56m) Double glazed window to front, radiator, fitted wardrobe and chest of draws, door to:

En Suite

Towel rail, low level WC, shower encloser, wash hand basin.

Bedroom Two



12'2" x 8'5" (3.71m x 2.57m) Double glazed window to rear, radiator.

Bedroom Three

7'1" x 11'1" (2.16m x 3.38m) Double glazed window to front, radiator, fitted storage.

Bedroom Four

7'1" x 8'7" (2.16m x 2.62m) Double glazed window to rear radiator.

Family Bathroom



Double glazed window to rear, tiled floor, towel rail, paneled bath, over head shower, low level WC, wall hung basin, part tiled walls, ceiling floor.

Outside

Garage & Driveway

Block paved driveway off road parking, single garage with power.

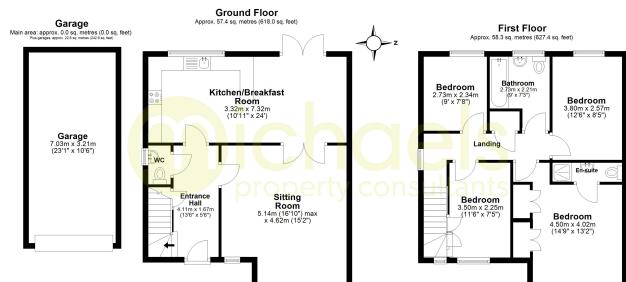
Rear Garden



A charming west facing garden with, block paved patio with the remainder laid to lawn, side access, retained by fencing.

Property Details.

Floorplans



Main area: Approx. 115.7 sq. metres (1245.4 sq. feet)

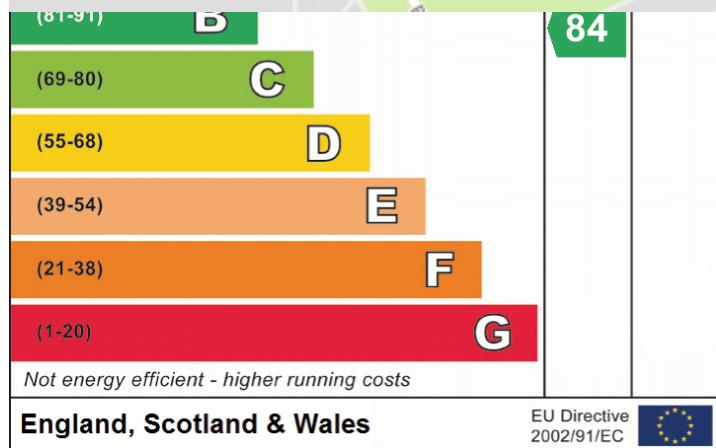
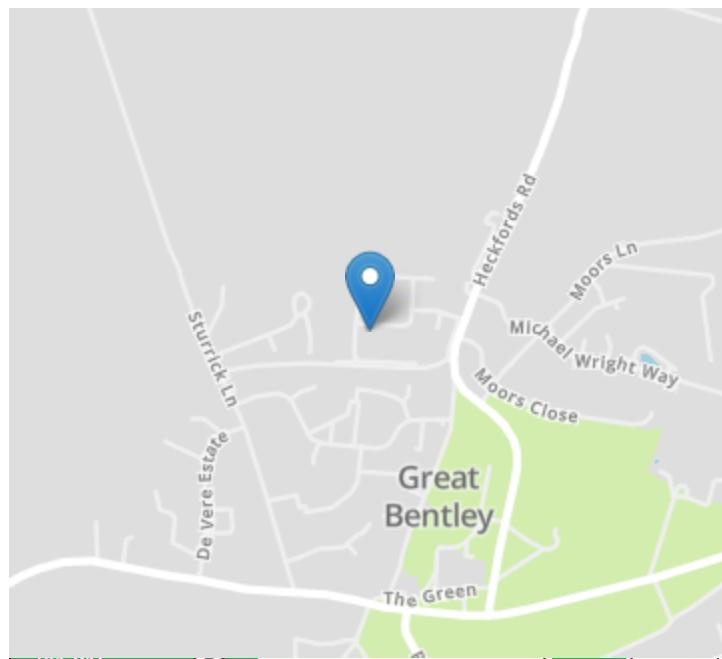
Plot area: 0.146 ha (0.361 acres)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility can be taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the actual area and may exclude unenclosed areas such as porches, sunrooms, conservatories, loggia's, etc. and may include areas such as attics, garages, basements, porches, sunrooms, conservatories, loggia's, etc. shown as external to take their full area into account.

Plan produced using PlanIt Pro

Meadow Lane, Colchester

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.