



- Farmfield Views
- Village Location
- Close To Train Station
- Two En Suite Bathrooms
- Garage And Parking
- Beautifully Presented
- Stylish and Contemporary
- Kitchen/Diner

**13 Cinderpath Way, Great Bentley,
Colchester, Essex. CO7 8NQ.**

A beautifully presented detached home overlooking farmland in the sought after commuter village of Great Bentley. Completed just under three years ago and offering the remaining build warranty this particular home has had several upgrades and improvements included in the specification and is in better than new condition. Offering Study/Office, lounge with bay window, ground floor cloakroom, spacious kitchen/diner, utility room, four first floor bedrooms, two en-suite bathrooms, further family bathroom, landscaped rear garden, oversized garage and off road parking.



Property Details.

Ground Floor

Entrance Hall

LVT flooring, radiator, stairs to first floor, storage cupboard and doors to.

Living Room



19' 1" x 11' 10" (5.82m x 3.61m) Bay window to front, TV point, radiators.

Study/Office



8' 10" x 8' 5" (2.69m x 2.57m) Window to front, storage cupboard, radiator.

Ground Floor Cloakroom

Obscure window to side, enclosed cistern WC, wall hung wash hand basin, LVT flooring, radiator.

Kitchen/Diner



20' 5" x 12' 2" (6.22m x 3.71m) French doors to rear garden, windows to rear and side, LVT flooring throughout, radiator, door to utility room, a comprehensive range of fitted units and drawers with worktops over, inset sink and drainer with water softener, inset hob with extractor over, integrated dishwasher, integrated fridge/freezer, fitted double oven, central breakfast island with seating recess.

Utility Room

Window to side, door to rear garden, a range of fitted units with worktop over, inset sink with drainer, LVT flooring, space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Window to side, loft access, airing cupboard and doors to.

Bedroom



11' 11" x 11' 10" (3.63m x 3.61m) Window to front with field views, radiator, fitted wardrobe and door to.

Property Details.

En-Suite

Obscure window to side, shower enclosure, enclosed cistern WC, vanity wash hand basin, heated towel rail.

Bedroom



12' 0" x 9' 8" (3.66m x 2.95m) Window to rear, fitted wardrobe, radiator and door to.

En-Suite

Obscure window to side, shower enclosure, enclosed cistern WC, vanity wash hand basin, heated towel rail.

Bedroom



12' 2" x 8' 10" (3.71m x 2.69m) Window to front with field views, radiator.

Bedroom

11' 9" x 7' 10" (3.58m x 2.39m) Window to rear, radiator.

Family Bathroom



Obscure window to rear, panel bath with screen and shower over, enclosed cistern WC, vanity wash hand basin, heated towel rail.

Outside

Rear Garden



All enclosed by panel fencing with gated side access, patio area, various shrubs and plants to borders, raised composite decking area with pergola, main garden area is laid to lawn.

Garage And Parking

23' 10" x 10' 3" (7.26m x 3.12m) Up and over door to front, door to garden, power and light connected. Tandem parking in front for two vehicles and visitors parking bays available.

Estate Charge

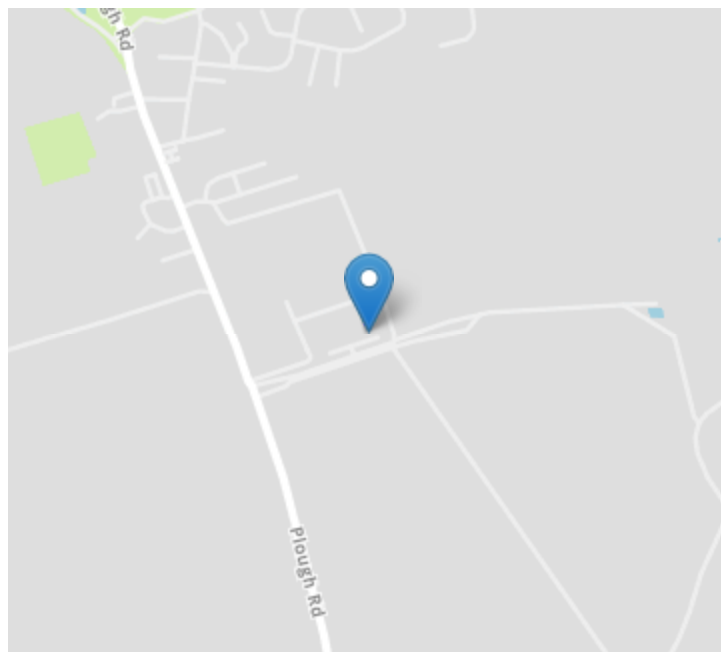
There is an estate charge payable on this development which is expected to be £200 per year upon completion of the site.

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.