

oakheart



£425,000

Guide Price

Michael Wright Way, Great Bentley

Guide Price £425,000 - £450,000

An exquisite recently built luxury three-bedroom, two-bathroom detached home, strategically situated within the highly sought-after Hills Development of Great Bentley. This residence enjoys an optimal location within the catchment area of Ofsted Outstanding Primary Schools and is in close proximity to the convenience of Great Bentley Train Station. The property benefits from an NHBC Warranty Guarantee. Offering high speed broadband, making it optimal for anyone working from home.

Upon entering the property, a tasteful entrance hall sets the tone for the contemporary elegance that defines the interiors. The ground floor

encompasses a sophisticated lounge, featuring French doors that seamlessly connect to the rear garden, inviting abundant natural light and creating a harmonious indoor-outdoor flow. The modern kitchen is a culinary haven, equipped with integrated appliances, including a dishwasher, cooker, induction hob, and an overhead fan. A thoughtfully designed utility area, storage cupboard, and a convenient downstairs cloakroom contribute to the practicality and functionality of the living space.

Ascending to the first floor, a well-appointed landing introduces the luxurious accommodation. The master bedroom, a haven of modern design, boasts an en-suite, offering both style and convenience. Two additional bedrooms provide ample space for family or guests, while the family bathroom, equally

refined, completes the upper level.

The outdoor space of this residence is equally impressive. A generously sized South-facing rear garden, comprising a combination of patio and lawn, provides an idyllic setting for outdoor relaxation and entertainment. The block-paved driveway, leading to a garage, not only enhances the property's visual appeal but also ensures ample parking space.

Agents Note:

The Owners have advised there is an annual Estate charge payable







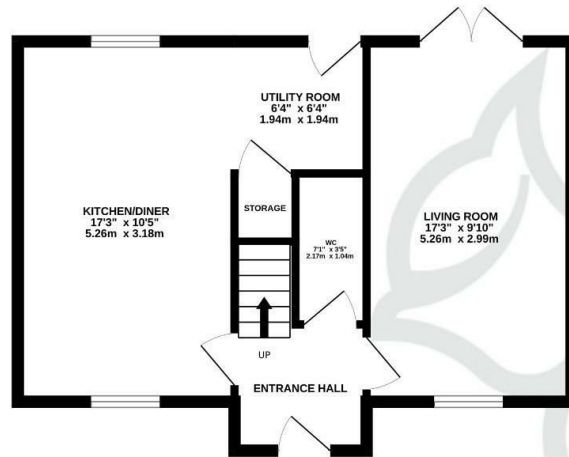


Local Authority:
Tending

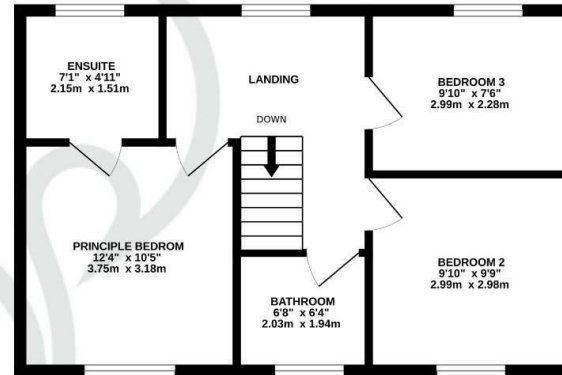
Tenure:
Freehold

Council Tax Band:
D

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 980sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheartproperty.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart