



£500 John Lewis Voucher with every reservation\*

A stunning 4-bedroom detached home that exudes elegance and functionality. The ground floor boasts an impressive open-plan kitchen/family room, perfect for entertaining and family gatherings. The spacious sitting room provides a cozy retreat, while the study offers a dedicated workspace. Upstairs, the generous master bedroom features an en-suite bathroom and built-in

wardrobes, ensuring privacy and convenience. The three additional well-proportioned bedrooms, one with an en-suite, cater to the needs of a growing family. With a garage and ample storage spaces, this home seamlessly blends style and practicality.

Situated between the vibrant town of Colchester and various coastal towns, residents enjoy easy access to a range of amenities and recreational opportunities.

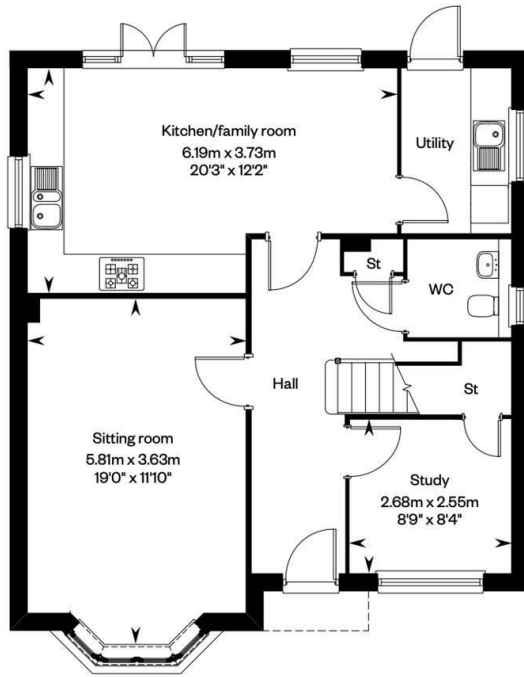
Great Bentley itself features essential local services, while Colchester, just 10 miles away, provides additional shopping and dining options. The area is also well-served by quality schools, ensuring educational needs are met. With ample green spaces nearby, Ufford Chase in Great Bentley presents a perfect setting for a balanced lifestyle, combining the tranquility of suburban living with the accessibility of urban conveniences



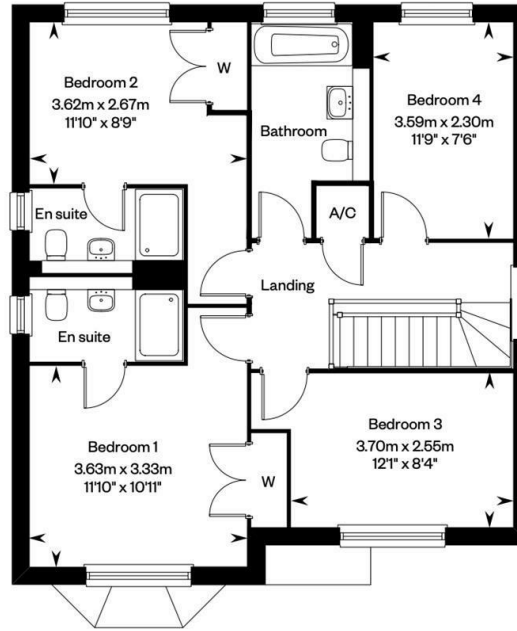








Ground floor



First floor

**Local Authority:**  
Colchester City Council

**Tenure:**  
Freehold

**Council Tax Band:**  
New Build

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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**