

oakheart

£260,000

Guide Price

The Path, Great Bentley





Guide Price: £260,000 - £270,000.

Situated in the picturesque village of Great Bentley, this charming three-bedroom house seamlessly blends modern comfort with timeless village appeal. Boasting a convenient location, a thoughtfully designed layout, and stylish features, this property is perfect for those seeking a comfortable and idyllic lifestyle.

Upon entering, you are welcomed into a spacious and versatile home. The lounge, with its French doors opening onto the scenic village green, creates a bright and inviting space that flows effortlessly into

the kitchen/diner, offering an open-plan feel with plenty of natural light. The ground floor also includes a versatile additional reception room, which can serve as an additional bedroom or a home office, complete with its own French doors that also lead out to the expansive green area.

Ascending to the first floor, you'll find three generously sized bedrooms. Bedroom two enjoys the luxury of an en-suite, while an bedroom off this room adds further flexibility to the layout. A stylish family bathroom completes this level, ensuring practicality and comfort for everyday living.

Externally, the property benefits from allocated off-road parking for one vehicle, adding to its convenience.

Great Bentley is celebrated for its welcoming community, vibrant village green, and easy access to essential amenities, including local shops, cafes, schools, and parks. Whether for a family or individuals, this location offers an exceptional lifestyle.

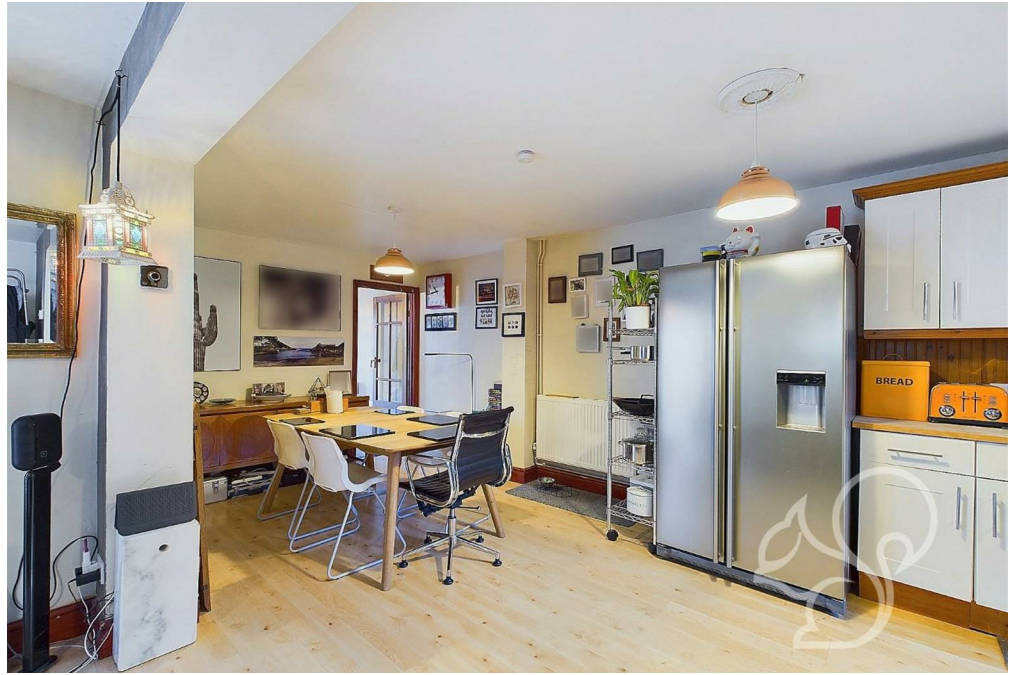
For commuters, the property is ideally situated, offering excellent transport links to nearby towns and cities via well-connected road and rail networks. Whether for work or leisure, travel is made effortless.

















Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>®</sup>  
98.52 m<sup>2</sup>  
1060.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Tendring

**Tenure:**  
Leasehold

**Council Tax Band:**  
C

### 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>	74	85
(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@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**