

oakheart



£425,000

Guide Price

The Paddocks, Great Bentley

Guide Price: £425,000 - £450,000.

Tucked away in the peaceful cul-de-sac of The Paddocks, Great Bentley, this exceptional four-bedroom, two-bathroom detached bungalow has been thoughtfully extended and fully renovated throughout. The home offers convenient access to local amenities, high-performing schools, and Great Bentley Train Station, making it an ideal choice for families and commuters alike.

A welcoming entrance hall sets the tone for the property's modern finish. To the front sits a wet room, alongside a spacious principal bedroom, two further double bedrooms, and an additional fourth bedroom. A separate utility room adds practicality, while the recently refitted, sleek shower room features a contemporary

part-tiled finish, double walk-in shower, WC, wash basin with storage, and a heated towel rail.

The heart of the home is the impressive extended open-plan kitchen, dining and living area, designed with both everyday comfort and entertaining in mind. The kitchen showcases high-quality worktops, ample cupboard space, integrated appliances, and a breakfast bar. The extension floods the room with natural light through skylight/Velux windows, while bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

Outside, the low-maintenance landscaped rear garden provides an excellent space for relaxing and hosting. It features an extended tiled patio, artificial lawn areas, and a

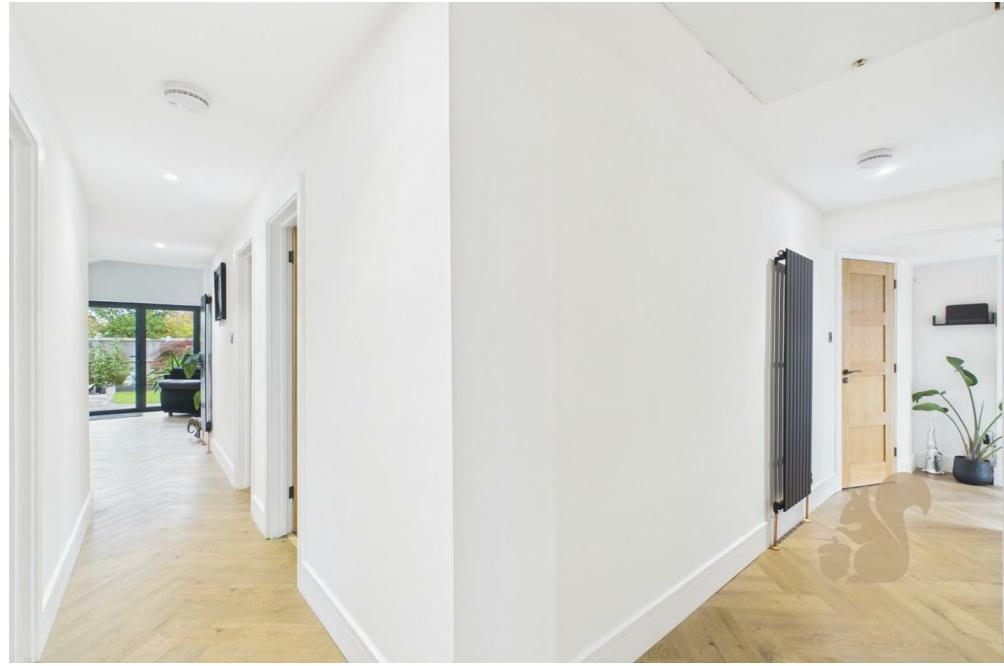
separate section with a concrete base housing a sauna and hot tub. Well-arranged plants and flower beds add colour and interest. A high-quality, insulated studio, currently used as a games room and equipped with power, offers superb versatility. The garden also provides access into the garage.

To the front, the property benefits from a large driveway offering ample off-road parking, with an up-and-over garage door to the front of the garage.

This turnkey home combines stylish interiors, generous living space and an enviable village setting.











Ground Floor Building 1



Ground Floor Building 2

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Local Authority:

Tendring

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

Approximate total area⁽¹⁾

136.7 m²
1471 ft²

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(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



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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.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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