

oakheart



£544,950

Plot 136, Cinderpath Way, Great Bentley

Part-Exchange  
*available*



**\*\*Part Exchange Considered - Contact Oakheart New Homes for further information\*\*** This impressive 5 bedroom detached home is ideal for family living. Downstairs boasts an open plan kitchen/breakfast room with French doors leading to the garden. A dining room with an attractive bay window, handy utility room and sitting room for entertaining guests. A handy cloakroom and storage cupboards complete

the ground floor.

While upstairs, bedroom one is perfectly arranged for relaxation, with its own en suite and fitted wardrobes. Bedroom two and three also benefit from a fitted wardrobe, complemented by another two bedrooms and a stylish four-piece family bathroom. Further benefiting from a garage and ample parking.

CGI Imagery may not be to scale\*





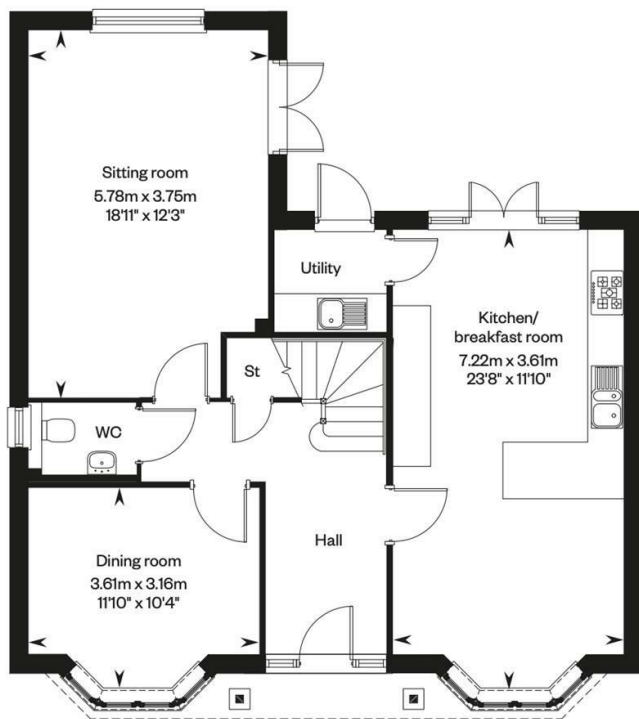




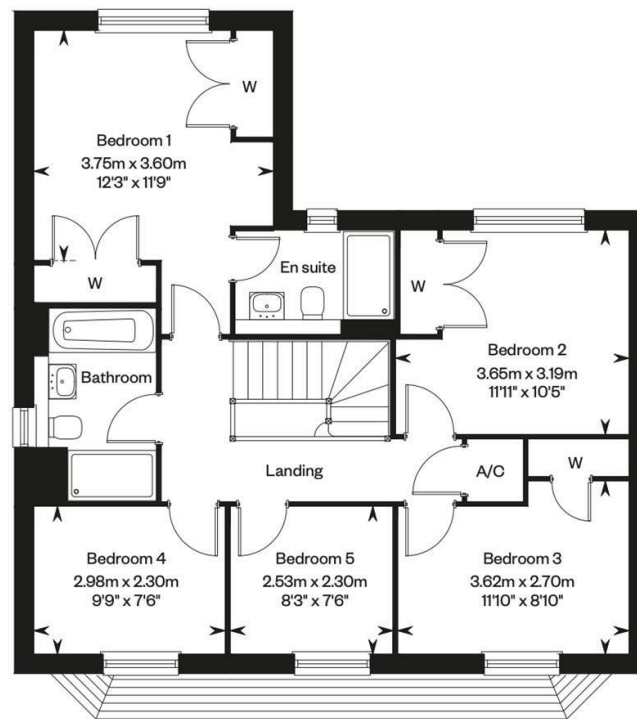








Ground floor




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.

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