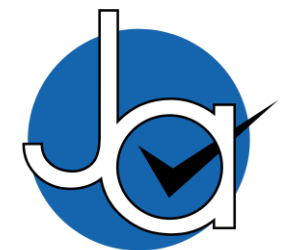




## 2 bedroom Mid Terraced House located in Great Bentley.

Guide Price  
**£200,000 - £235,000**

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ESTATE AGENTS



# Flag Hill

## Great Bentley

### Colchester

#### CO7 8RQ



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### FULL DESCRIPTION

#### OVERVIEW

\*\*\*GUIDE PRICE £200,000 TO £235,000\*\*\*

This is an exceptional opportunity to acquire a charming period two-bedroom cottage. The property offers picturesque views both front and back across agricultural land towards the creek and is located between the villages of Great Bentley and St. Osyth. This delightful property has been meticulously updated to a luxurious standard, ensuring the perfect blend of classic charm and modern convenience. Beyond the interiors, you'll discover a generously sized landscaped 83-foot enclosed rear garden.

#### STEP INSIDE

As you step into the inviting porch, you are welcomed into the cosy lounge area, this inviting living space exudes refined elegance, effortlessly merging simplicity with style. The beautifully crafted mantelpiece serves as the focal point, a perfect place for relaxation and intimate gatherings.

The dining room seamlessly connects the living spaces, providing an elegant setting for family meals or entertaining guests.

Nestled in the heart of this enchanting home is a kitchen that exudes both functionality and elegance. Immaculately designed, the space features modern appliances seamlessly integrated into bespoke cabinetry, offering a perfect blend of utility and style.

The engineered wood flooring throughout the ground floor emanates sophistication and practicality.

Ascending to the first floor, you'll find two generously sized double bedrooms, each offering peaceful retreats with ample natural light and a pleasing layout. The

second bedroom offers the convenience of build-in wardrobes.

A stylish bathroom completes the first floor and is a stunning blend of modern design and serene functionality. Underfloor heating enhances its appeal and a perfect sanctuary, ideal for relaxation and rejuvenation.

#### MEASUREMENTS

Lounge: - 3.64 x 3.02 (11'11" x 9'10")

Dining Area: - 3.62 x 2.96 (11'10" x 9'8")

Kitchen: - 2.46 x 2.16 (8'0" x 7'1")

First Floor Landing - With access to:

Bedroom One: - 3.64 x 3.01 (11'11" x 9'10")

Bedroom Two: - 2.98 x 2.30 (9'9" x 7'6")

Bathroom: - 2.46 x 2.16 (8'0" x 7'1")

#### STEP OUTSIDE

The rear garden is thoughtfully designed, featuring a paved patio right behind the house, perfect for al fresco dining. This leads to a lush lawn bordered by mature shrubs and enclosed by wooden fence panels. Beyond, you'll find an additional seating area and gated access to a lower garden tier. An outdoor tap is also conveniently available. An external storage Cupboard provides additional garden storage and housing the Worcester, gas fired combination boiler.

The front garden is charmingly enclosed with a picket-style fence, featuring a paved pathway through a freshly shingled area.

#### LOCATION

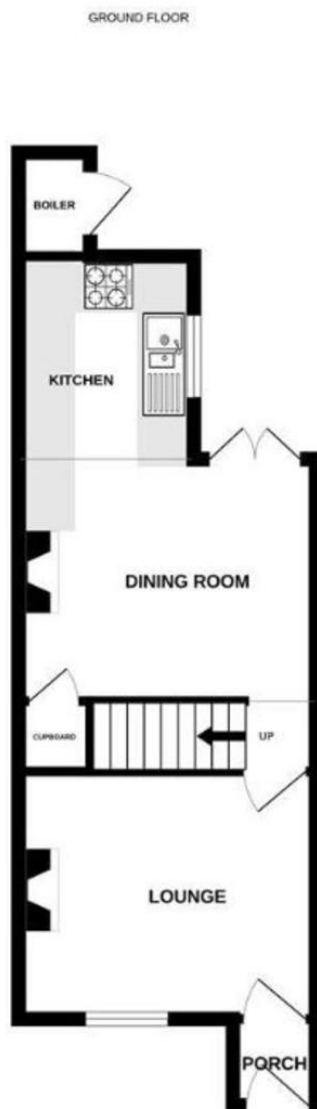
Country walks are just a stone's throw away, with Flag Hill nestled between the villages of Great Bentley and the historic St. Osyth, both offering local shopping,





schools, and medical services. The area is within easy access to both Clacton-on-sea, Frinton and Walton and Colchester City centre.

## FLOORPLAN



## DIRECTIONS

### CONTACT

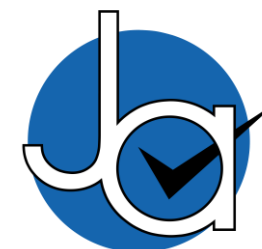
**99 London Road**  
**Stanway**  
**Colchester**  
**Essex**  
**CO3 0NY**

E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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