

**Birch Avenue
Great Bentley
CO7 8LR
£425,000 Freehold**

**Town &
Country**
residential sales and lettings



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- **DETACHED FOUR BEDROOM FAMILY HOME**
- **LARGE LOUNGE/DINER**
- **CONSERVATORY**
- **FITTED KITCHEN**
- **DOWNSTAIRS SHOWER ROOM**
- **FAMILY BATHROOM**
- **MATURE REAR GARDEN**
- **OFF ROAD PARKING & GARAGE**
- **WALKING DISTANCE TO TRAIN STATION**
- **CLOSE TO LOCAL SHOPS & SCHOOL**

**** DETACHED FOUR BEDROOM FAMILY HOME ****

Town and Country Residential are delighted to present this detached family home situated in the sought after village of Great Bentley. This spacious house boasts four bedrooms, among which three are spacious doubles and one is a comfortable single.

This property offers a well-designed open plan L-shaped lounge/diner, ideal for hosting or spending time with family. The property has a family bathroom upstairs and a modern shower room downstairs, perfect for a quick refresh or to unwind after a long day. The kitchen is a noteworthy feature of this home, showcasing a fitted kitchen that overlooks the beautiful mature garden, making meal preparations a delightful experience.

An additional bonus of this property is the conservatory, which provides a fantastic space for relaxation or entertainment, depending on your needs. Outside there is off-road parking for three cars as well as a garage.

To the rear the mature garden features a patio, lawn, mature borders with plants and shrubs as well as a garden shed. The location of the house is within walking distance to shops, school, village green (second largest in England) and also the Train Station with direct links to London Liverpool Street, making commuting a breeze. The strong local community further adds to the charm of this property, making it an ideal home for families and couples alike.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed door, laminate flooring, two centre lights, radiator, stairs to first floor landing.

LOUNGE

18' 5" x 10' 11" (5.61m x 3.32m)

Window to front, patio doors to conservatory, carpet flooring, centre light, radiator, feature fireplace, opens out onto:

DINING AREA

11' 0" x 10' 9" (3.35m x 3.27m)

Window to rear, carpet flooring, centre light, radiator, serving hatch to kitchen.

KITCHEN

11' 3" x 10' 3" (3.43m x 3.12m)

Window to rear, tiled flooring, centre light. Range of country style wall and base units with contrasting black roll-top counter, 1 ½ bowl stainless steel sink/drain, integrated dishwasher, fridge/freezer, eye level double oven, electric hob with extractor over, space for washing machine, part tiled walls.

SHOWER ROOM

7' 3" x 7' 2" (2.21m x 2.18m)

Obscured window to front, vinyl flooring, radiator. Combined WC and vanity sink unit, double shower enclosure, part tiled walls.

CONSERVATORY

11' 1" x 9' 3" (3.38m x 2.82m)

French doors leading to rear garden, windows to side and rear, laminate flooring.



FIRST FLOOR LANDING

Carpet flooring, window to front, airing cupboard, loft hatch.

BEDROOM ONE

11' 3" x 11' 0" (3.43m x 3.35m)

Window to rear, carpet flooring, centre light, radiator.

BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.97m)

Window to rear, carpet flooring, centre light, radiator, built-in wardrobe.

BEDROOM THREE

11' 4" x 8' 6" (3.45m x 2.59m)

Window to rear, carpet flooring, centre light, radiator, built in cupboard.

BEDROOM FOUR

7' 10" x 6' 10" (2.39m x 2.08m)

Window to front, carpet flooring, centre light, radiator, built in cupboard.

FAMILY BATHROOM

7' 5" x 6' 7" (2.26m x 2.01m)

Panelled bath and combined WC and vanity sink unit. window to front, vinyl flooring, heated towel rail and part tiled walls.

EXTERIOR

FRONT

Block paved driveway providing off street parking for three cars and leading to entrance door with remainder being laid to lawn with shrubs. Covered passage giving access to garage and rear garden.

REAR

Commencing with paved patio area with remainder being laid to lawn with mature shrubs. Timber shed.

GARAGE

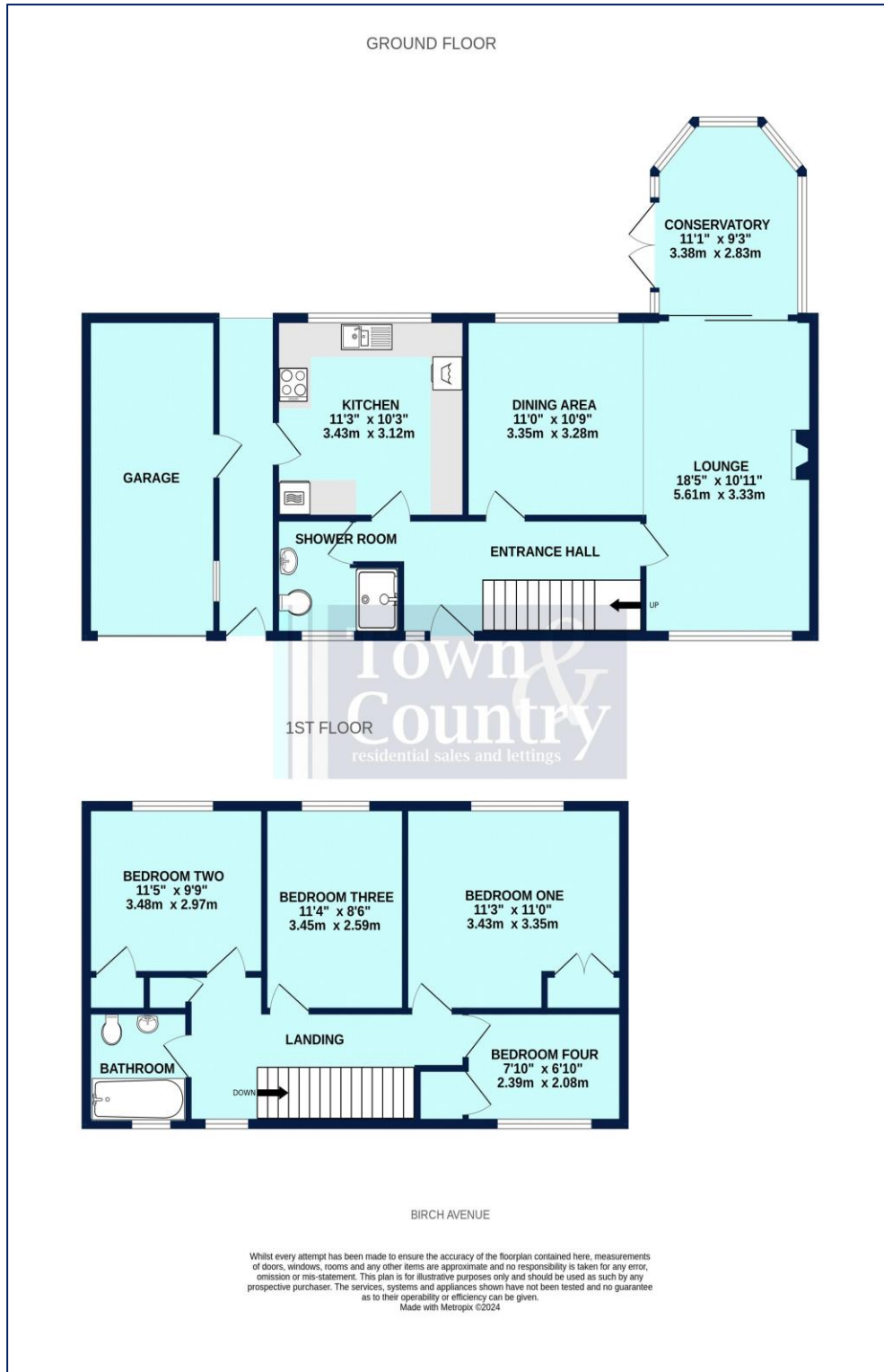
Electric door, power and light.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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