

**Plough Road
Great Bentley
CO7 8LG**

Guide Price £450,000 - £475,000

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **DETACHED THREE BEDROOM BUNGALOW**
- **VILLAGE LOCATION with FARMLAND VIEWS**
- **SPACIOUS KITCHEN**
- **GENEROUS LOUNGE/DINER**
- **SEPARATE UTILITY AREA**
- **LOVINGLY MAINTAINED GARDEN**
- **OFF ROAD PARKING**
- **GARAGE**
- **CLOSE TO SHOPS, SCHOLL & TRAIN STATION**
- **IMMACULATELY MAINTAINED**

**** LOVINGLY CARED FOR DETACHED THREE BEDROOM BUNGALOW ****

Town and Country Residential are pleased to present for sale this **IMMACULATE DETACHED HOME WITH FABULOUS OUTSIDE SPACE** which is ideally situated in a delightful countryside location, within walking distance to the village of Great Bentley, the train station as well as the shops and the outstanding rated primary school.

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The heart of this home is undoubtedly the open-plan kitchen/breakfast room, this bright and spacious area is perfect for enjoying family meals. The kitchen is well-equipped with modern amenities, while the dining area has enough room to accommodate everyone comfortably.

In addition, the property comprises a spacious lounge/diner which is ideal for both entertaining and relaxing and three tastefully decorated bedrooms, two of which are generous doubles and one inviting single room. To complete this ideal home there is a family bathroom, utility area and separate cloakroom. To the front of the property there is off road parking for numerous vehicles, a garage and beautiful farmland views.

To the rear, the mature garden which surrounds the property with a patio area is a horticulturalists dream, providing a stunning outdoor space to enjoy and relax in. This property is ideal for families and couples alike, offering a perfect balance of comfort, space and location. Whether it is the serenity of the countryside or the convenience of being close to the village and train station, this property offers it all. The immaculate condition of this bungalow stands testament to the care and attention from its current owners upon it, making it a truly desirable home.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed front door, Oak flooring, spot lights.

ENTRANCE HALL

Glazed Oak door, Oak flooring, centre light, two radiators, loft access hatch.

KITCHEN/BREAKFAST ROOM

14' 2" x 11' 9" (4.31m x 3.58m)

Windows to side and rear, combination of Oak flooring and tiled flooring, inset spot lights, radiator. Range of country style wall and base units with contrasting marble style worktop, integrated dishwasher, 5 ring gas hob with extractor over, eye level double oven, 1½ bowl composite sink/drainage, separate larder which houses the boiler.

UTILITY ROOM

17' 4" x 14' 10" narrowing to 7' 5" (5.28m x 4.52m narrowing to 2.26m)

"L" shaped room with windows to side, door to rear, tiled flooring, inset spot lights, two radiators. Range of cupboards, space for fridge/freezer.

LOUNGE/DINER

21' 3" x 13' 10" (6.47m x 4.21m)

French doors to rear, windows to side, Oak flooring, two centre lights, radiator, feature fireplace.

CLOAKROOM

6' 11" x 4' 6" (2.11m x 1.37m)

Tiled flooring, inset spot lights. Low level WC and pedestal wash hand basin, space for washing machine & tumble dryer



BEDROOM ONE

15' 1" x 9' 9" (4.59m x 2.97m)

Bay window to front, carpet flooring, inset spot lights, radiator, range of fitted wardrobes.

BEDROOM TWO

12' 1" x 12' 0" (3.68m x 3.65m)

Window to front, carpet flooring, centre light, radiator, range of fitted wardrobes.

BEDROOM THREE

9' 10" x 9' 1" (2.99m x 2.77m)

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

FAMILY BATHROOM

9' 2" x 8' 2" (2.79m x 2.49m)

Obscured window to side, tiled flooring, inset spot lights. Freestanding bath, low level WC, pedestal wash hand basin and separate shower enclosure, heated towel rail, panelled walls.

EXTERIOR

FRONT

Off road parking for numerous vehicles, mature shrubs, garage, side access to rear.

REAR

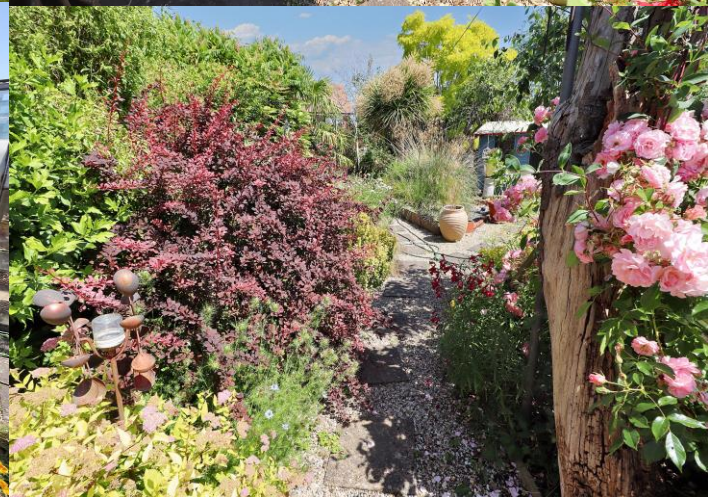
Wrap around patio, mature borders with plants and shrubs, vegetable patch, greenhouse, garden shed.

AGENT'S NOTES

16 Solar Panels which are owned outright and feed back into the grid.

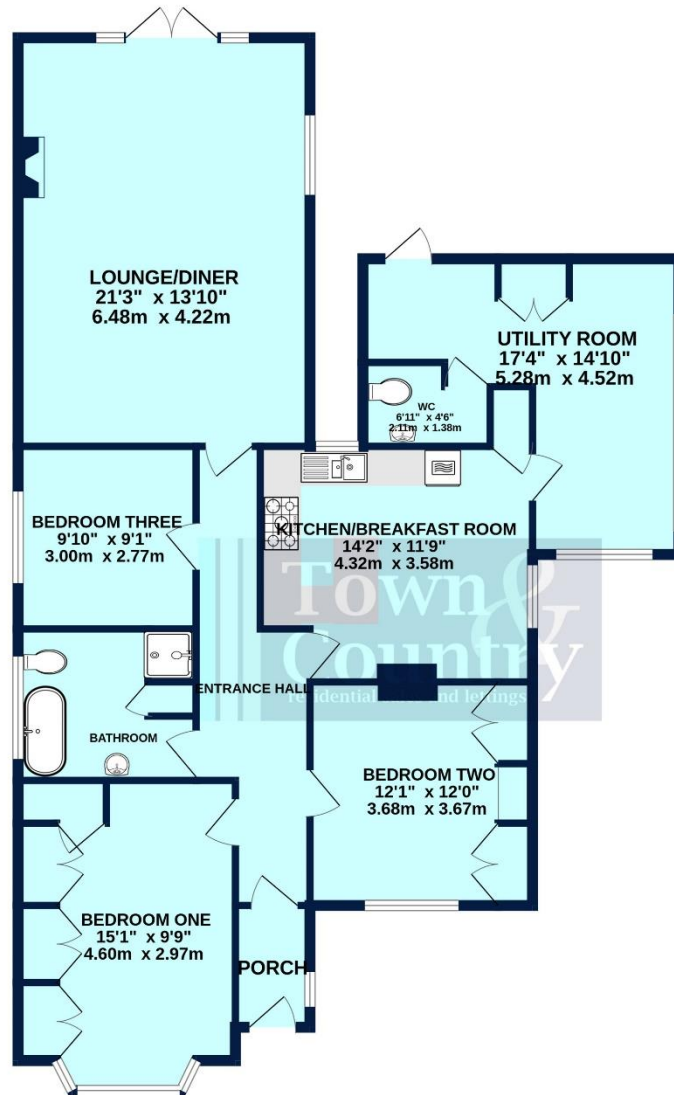






Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1376 sq.ft. (127.8 sq.m.) approx.



PLOUGH ROAD

TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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