

**Sturric Lane
Great Bentley
CO7 8PT
£600,000 Freehold**

**Town &
Country**
residential sales and lettings



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- **DETACHED FOUR BEDROOM FAMILY HOME**
- **OUTSTANDING COUNTRYSIDE POSITION**
- **BUILT IN 2018 BY MERSEA HOMES**
- **BESPOKE INTERIOR**
- **KITCHEN/DINER**
- **UTILITY ROOM**
- **THREE BATHROOMS INCLUDING an EN-SUITE TO THE PRINCIPAL BEDROOM**
- **SPACIOUS LOUNGE**
- **OFF ROAD PARKING & GARAGE**
- **WALKING DISTANCE TO TRAIN STATION**

Nestled in the heart of a welcoming village with picturesque countryside views, this immaculate detached property, which was built in 2018 by the award winning Mersea Homes, is now available for sale. Boasting a bespoke interior design, this home is ideal for families and couples alike. This charming property features two reception rooms, both of which include bespoke hand made cabinets. The lounge houses a feature fireplace with a Bioethanol Woodburner and Wood Panelled feature walls, while the other serves as an ideal space for an office or study. The open-plan kitchen is a culinary delight with a kitchen island, utility room, dining space, bespoke dresser and contemporary fittings. The first floor comprises of four double bedrooms, each with hand made built-in wardrobes.

The principal bedroom features wood panelling and stunning countryside views. The remaining bedrooms also offer ample space and storage. The three bathrooms are elegantly designed, with highlights including a walk-in rainfall shower, a large bathroom with a rain shower, and a convenient downstairs cloakroom. Located within walking distance to the train station, which has direct links to Liverpool Street, and surrounded by a strong local community, this home offers a serene lifestyle with modern amenities.

**** CALL 01206 302288 TO VIEW ****



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed front door, tiled flooring, hand made storage cupboard.

ENTRANCE HALLWAY

Solid Oak Herringbone flooring, stairs with stair runner and hand made stairgate, bespoke under stairs storage cupboards.

LOUNGE

17' 0" x 12' 5" (5.18m x 3.78m)

Dual aspect windows with blinds to front and side, Solid Oak Herringbone flooring, centre light, radiator. Feature fireplace which houses a Bioethanol wood burner style stove, bespoke hand made storage with shelving, wood panelling to feature walls.

KITCHEN/DINER

24' 9" x 10' 10" (7.54m x 3.30m)

Dual aspect windows to side and rear, French doors to rear, Grey Oak Amtico flooring, inset spot lights, two radiators. Range of contemporary wall and base units with contrasting worktop, centre island breakfast counter with storage under, integrated dishwasher, undermount sink, space for gas range cooker with extractor over, space for fridge/freezer, bespoke dresser and seating area.

UTILITY ROOM

5' 10" x 5' 7" (1.78m x 1.70m)

Door to side, Grey Oak Amtico flooring, wall storage cupboard, under counter space for washing machine and tumble dryer, sink with vanity cover, partially tiled walls.

OFFICE/STUDY

7' 10" x 5' 9" (2.39m x 1.75m)

Window to front, Solid Oak Herringbone flooring, centre light, radiator. Bespoke desk, cupboard and storage cabinets, wood panelled feature wall.



CLOAKROOM

5' 8" x 3' 4" (1.73m x 1.02m)

Obscured window to side, tiled flooring, centre light, radiator. Back to wall toilet and pedestal wash hand basin, wood panelling to walls.

FIRST FLOOR LANDING

Grey Oak Amtico flooring, centre light, radiator, wood panelling, loft access hatch.

PRINCIPAL BEDROOM

12' 6" x 10' 11" (3.81m x 3.32m)

Dual aspect windows to side and rear, wood flooring, centre light, radiator, fitted wardrobes, wood panelling to walls with bespoke window shutter.

EN-SUITE

8' 6" x 6' 5" (2.59m x 1.95m)

Obscured window to side, Grey Oak Amtico flooring, inset spot lights. Shower enclosure with rainfall shower, low level WC, and wall mounted hand basin, heated towel rail, partially tiled walls.

BEDROOM TWO

12' 5" x 10' 7" (3.78m x 3.22m)

Window to front, Grey Oak Amtico flooring, centre light, radiator, fitted wardrobes.

BEDROOM THREE

10' 8" x 9' 2" (3.25m x 2.79m)

Window to front, wood flooring, centre light, radiator, fitted wardrobes.

BEDROOM FOUR

9' 4" x 8' 2" (2.84m x 2.49m)

Window to rear, wood flooring, centre light, radiator, wood panelling to walls, bespoke wardrobe/shelving unit.

FAMILY BATHROOM

11' 2" x 5' 7" (3.40m x 1.70m)

Obscured window to side, laminate flooring, inset spot lights. Panelled bath, low level WC and vanity unit wash basin, shower enclosure with rainfall shower, heated towel rail, partially tiled walls.

EXTERIOR

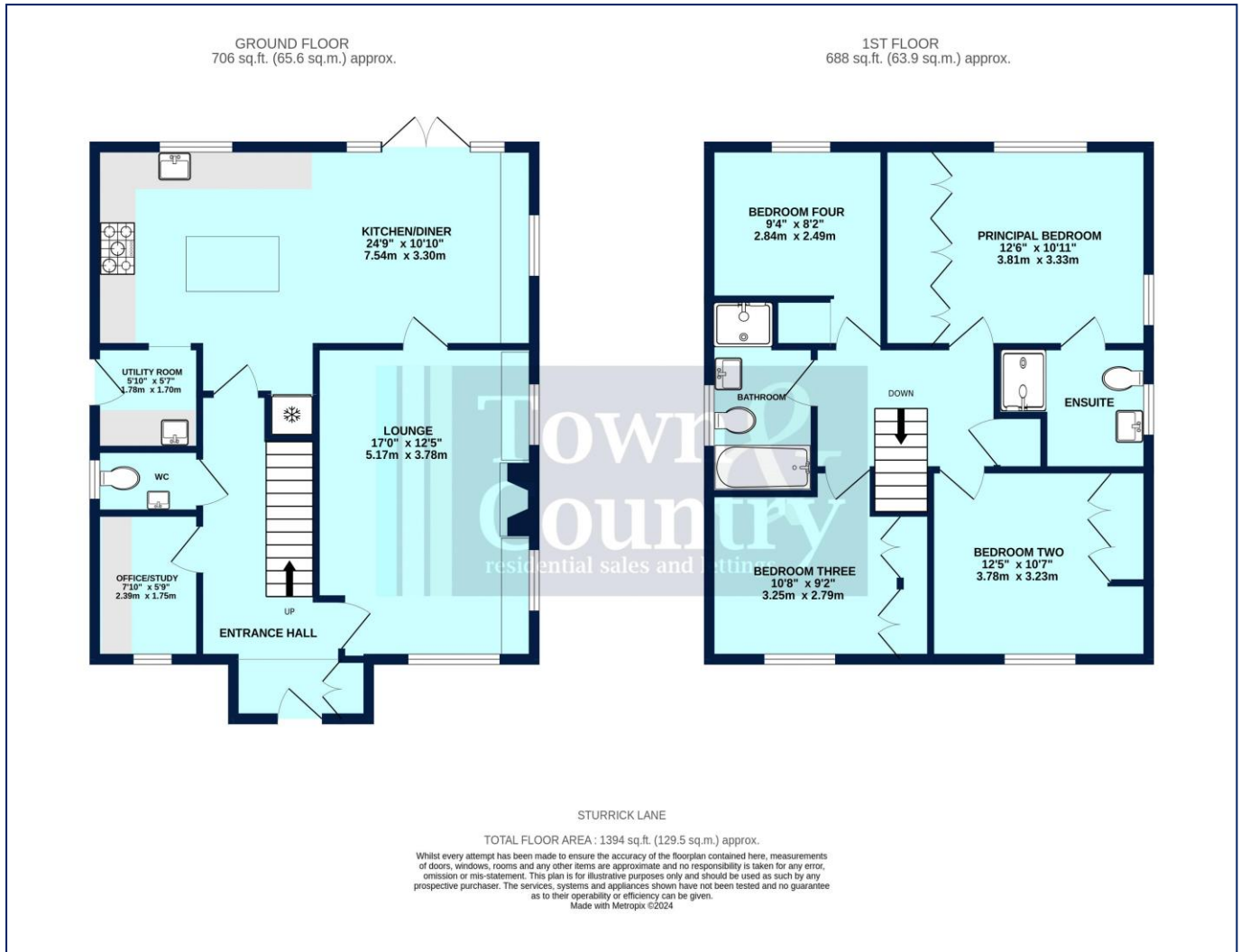
FRONT - Block paved sweeping drive with off road parking for numerous vehicles leading to the garage which has power and light, laid to lawn, post and rail fencing to side with hedging and shrubs to borders, side access.

REAR - Luxury artificial grass, patio area, outside undercover kitchen area with outside pendant feature light, raised decking, fenced borders with hedging and shrubs, farmland views to side and rear.









Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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