



Pump Lane Great Bentley CO7 8GF
Guide Price £450,000-£475,000 Freehold



WELCOME TO PUMP LANE, ADMIRALS GREEN

This outstanding three bedroom detached family home, located on the prestigious development in the leafy village of Great Bentley, has been designed and built to a particularly high standard, offers plenty of living space and a fabulous west facing garden.

Presented in IMPECCABLE SHOWHOME CONDITION with gorgeous interior design touches such as the charming window shutters, designer wallpaper, interior décor and all round feel of a luxury home, make this a standout property. Situated in the requested award winning commuter village of Great Bentley which benefits from its train station and major road transport links, Primary School, Delicatessens, Tesco Express and Bistro pub, along with the largest village green in Essex, it is the perfect location for families.

Beautifully decorated and offering generous open plan living space which includes a stylish kitchen/diner overlooking the garden, integral Bosch kitchen appliances, a practical utility room just off the kitchen and wide glazed French doors leading into the family lounge with a super large bay window allowing light to flood through. A ground floor hotel style cloakroom adds convenience.

Three sizeable bedrooms, the principal with an En-suite shower room, plus a family bathroom completes the first floor. The outside of this delightful home is an extension of the inside.

The rear garden is beautifully maintained, unoverlooked and because of its westerly aspect, captures that all important afternoon sun. A detached garage and driveway with gated side access, along with a pretty well stocked front garden certainly provides kerb appeal.

IF YOU ARE SEEKING A READY TO MOVE INTO HOME, CONVENIENT YET A SEMI RURAL VILLAGE LIFESTYLE THEN THIS COULD BE YOUR NEXT HOME



Pump Lane, Great Bentley, CO7 8GF

GROUND FLOOR

ENTRANCE HALL

LOUNGE

16' 9" x 15' 4" (5.10m x 4.67m)

KITCHEN/DINER

23' 0" x 11' 1" (7.01m x 3.38m)

UTILITY ROOM

7' 4" x 4' 4" (2.23m x 1.32m)

CLOAKROOM

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

13' 2" x 9' 9" (4.01m x 2.97m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

12' 4" x 8' 5" (3.76m x 2.56m)

BEDROOM THREE

11' 9" x 9' 9" (3.58m x 2.97m)

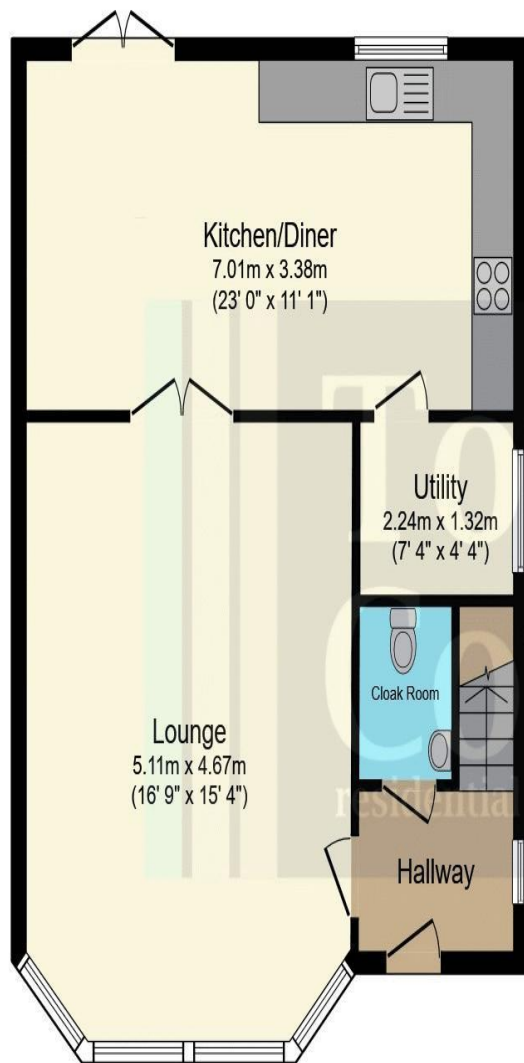
BATHROOM





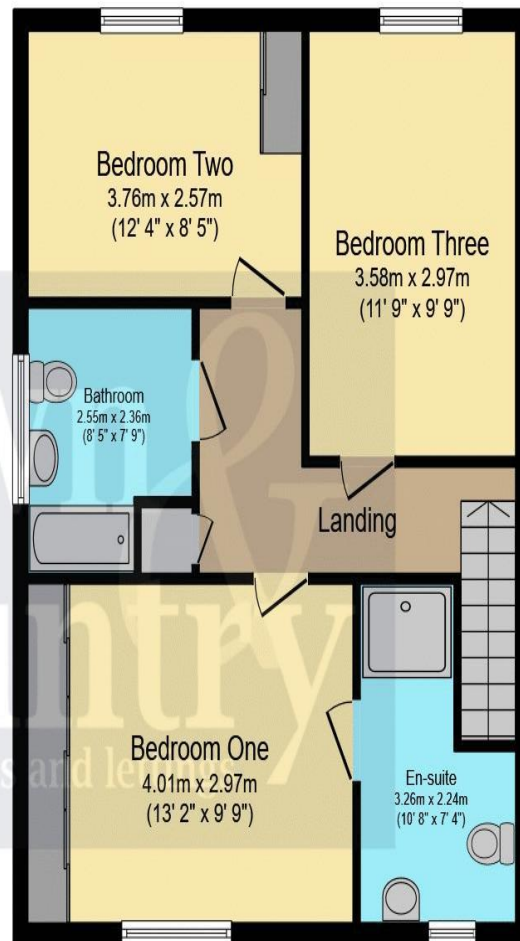






Ground Floor

Floor area 63.4 sq.m. (683 sq.ft.)



First Floor

Floor area 60.2 sq.m. (648 sq.ft.)

Total floor area: 123.6 sq.m. (1,330 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A	84 B	112 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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