

**Cherrywoods, Great Bentley
CO7 8QF
£450,000 Freehold**



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www.townandcountryresidential.co.uk**



- **EXECUTIVE THREE BEDROOM FAMILY HOME**
- **NESTLED AT THE END OF A PRIVATE CUL-DE-SAC**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**

- **FAMILY BATHROOM AND CLOAKROOM**
- **BEAUTIFUL SOUTH FACING GARDEN**
- **GARAGE AND OFF ROAD PARKING FOR NUMEROUS VEHICLES**
- **MINUTES WALK TO COMMUTER TRAIN STATION AND VILLAGE SHOPS**
- **NO ONWARD CHAIN**

EXECUTIVE THREE BEDROOM DETACHED HOUSE WITH SOUTH FACING GARDEN TUCKED AWAY IN A CUL-DE-SAC POSITION IN THE POPULAR COMMUTER VILLAGE OF GREAT BENTLEY

Welcome to Cherrywoods, situated in a wonderful location in the forever popular village of Great Bentley with requested school, village shops and commuter train station with links to London Liverpool Street.

Nestled at the end of a private road in the leafy village of Great Bentley and situated amongst impressive neighbouring properties, this family home is offered for sale with NO ONWARD CHAIN and features traditional, well-proportioned accommodation including a bright and airy family lounge with patio doors leading onto the garden, a separate dining room which is perfect for entertaining family and friends, fitted kitchen plus a cloakroom for convenience. The first floor offers three double bedrooms, the principal bedroom with an En-suite shower room and a family bathroom.

The highlight of this home has to be the secluded and sizeable SOUTH FACING GARDEN with large patio area - perfect for al fresco dining and plenty of space for family enjoyment. Parking is in abundance with a detached garage, along with numerous parking spaces to the side of the property, which provides convenience for the whole family. This wonderful home has been enjoyed by the same owners since new and ready for a new family to make their own. Offered with no onward chain and keys to view.

A FABULOUSLY POSITIONED HOME JUST MINUTES TO THE VILLAGE GREEN, AND ALL AMENITIES - A VIEWING IS ESSENTIAL TO FULLY APPRECIATE ALL THE MERITS ON OFFER



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

15' 5" x 6' 6" (4.70m x 1.98m)

Entrance door, window to front aspect, wooden flooring, stairs leading to first floor landing. Under stairs storage cupboard, radiator.

LOUNGE

18' 11" x 12' 2" (5.76m x 3.71m)

Windows to front and rear aspects, doors leading to rear garden, carpet flooring, feature fireplace, radiator.

KITCHEN

11' 7" x 11' 0" (3.53m x 3.35m)

Range of base, drawer and eye level units with work surface over inset 1 & 1/2 sink and drainer unit, range cooker with extractor over, integrated fridge/freezer and dishwasher. Window to rear aspect, door to side, stone tile flooring, radiator.

DINING ROOM

11' 7" x 8' 6" (3.53m x 2.59m)

Window to front aspect, wooden flooring, radiator.

CLOAKROOM

Low level WC and wash hand basin, window to rear aspect.



FIRST FLOOR LANDING

12' 4" x 6' 6" (3.76m x 1.98m)

Roof light, doors to:

PRINCIPAL BEDROOM

12' 11" x 11' 8" (3.93m x 3.55m)

Windows to front and side aspects, carpet flooring, radiator.

EN-SUITE SHOWER ROOM

8' 11" x 6' 4" (2.72m x 1.93m)

Shower enclosure with mains shower, low level WC and pedestal sink. Tiled walls and flooring, combined heated towel and radiator. Roof light to rear aspect.

BEDROOM TWO

12' 2" x 10' 2" (3.71m x 3.10m)

Window to side aspect, roof light to rear aspect, carpet flooring, radiator. Double wardrobe.

BEDROOM THREE

12' 2" x 8' 4" (3.71m x 2.54m)

Window to front aspect, carpet flooring, radiator. Loft access.

FAMILY BATHROOM

9' 2" x 6' 4" (2.79m x 1.93m)

Bath with mixer taps and shower, low level WC and pedestal sink. Tiled walls and flooring, combined heated towel and radiator. Roof light to rear aspect.

EXTERIOR

FRONT

Mainly laid to lawn with path leading to entrance door. Side access to rear on both sides of the property.

SIDE

Blocked paved drive providing additional off road parking for four cars.

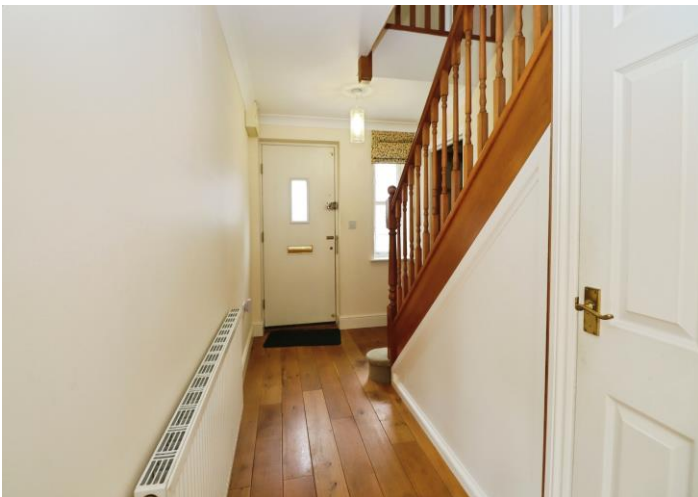
REAR

Private south facing rear garden with large patio area the remainder being laid to lawn with mature shrubs and fruit trees. Green house to remain.

GARAGE

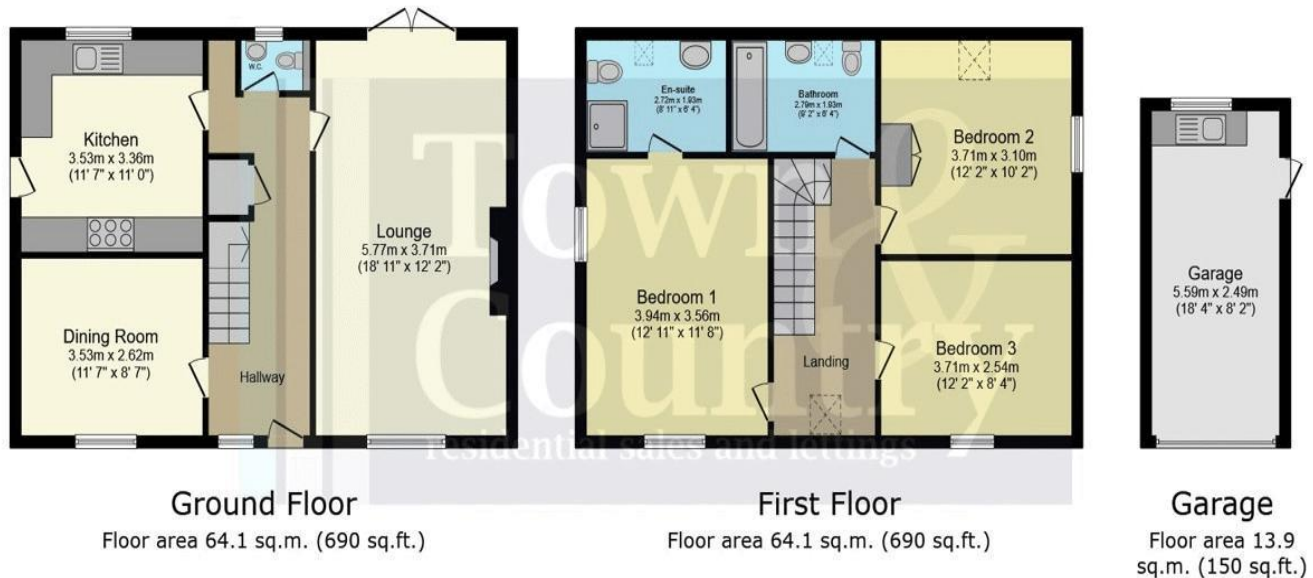
18' x 8'2"

Detached garage with up and over door, power and light, window to rear aspect, work surface inset sink and drainer unit. Courtesy door to side.









Total floor area: 142.0 sq.m. (1,529 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		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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