

Goodwyns Mews, Birch Avenue, Great Bentle
£475,000 Freehold

Town & Country
residential sales and lettings



- 4 Bedroom Detached Family Home With Loft Space
- Minutes Location From Mainline Train Station
- Garage And Off Road Parking
- Large Office Separate From The Main House

- Extended Ground Floor Living Space
- Kitchen/ Utility
- En Suite To Master Bedroom & Family Bathroom
- Loft Space

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www.townandcountryresidential.co.uk



SITUATED BY GREAT BENTLEY GREEN

****Executive 4 bedroom extended detached family home with home office / potential annex located in gated Mews****
Welcome through the threshold of Angels Rest situated in the COMMUTER VILLAGE of Great Bentley - You will be amazed with the sheer light and space on offer in this home perfect for the growing family. The well appointed kitchen/breakfast is fully equipped with Neff appliances and enjoys bi fold doors opening onto the garden, being open plan to the family room which in turn leads via double french doors to the main reception room (easily converted to separate rooms if desired), making this a fabulous open plan entertaining area – The first floor accommodation provides a generous master bedroom with en suite, three further bedrooms and a family bathroom plus a loft space that is fully insulated which benefits from sky lights! To the exterior of the property you will find the double garage currently sectioned to provide a fully equipped office with heating, electric and fast internet connection, private garden with decking and patio area completes this extensive home just

MINUTES WALK TO the MAIN LINE STATION & VILLAGE GREEN

The accommodation with approximate room sizes are as follows:

Front door

PORCH

Tiled floor, spot lights, composite door, doors leading to hall

HALL

Vinyl flooring, spot lights, radiator, doors leading to cloakroom, living room, kitchen

CLOAKROOM

Vinyl flooring, spot lights, radiator, low level w.c, small white wash hand basin

KITCHEN

Window to rear, vinyl flooring, spot lights, 2 x double radiator, granite work tops, sky lights, quoocker tap, Neff double oven, Neff electric hob, Neff fridge freezer, folding doors opening onto garden, doors leading to lounge

UTILITY

Window to front, vinyl flooring, dimmer switch zoneed spot lights, radiator, granite work tops, storage units, space for washing machine, tumble dryer,

LOUNGE

Window to front, side and rear, carpet flooring, spot lights, 3 x radiator, fire place with working fire, feature wall, could be turned back into two reception rooms, doors leading to kitchen/diner, hall

LOFT SPACE

Boarded, insulated, ladder, velux window, light and



BEDROOM 1

Window to front and side, laminate flooring, centre light, radiator, ensuite spacious room with queen bed, doors leading to landing and ensuite

ENSUITE

Tiled flooring, sky light, radiator, tiled walls and floor, spot lights, corner shower, low level w.c, white vanity unit, door leading to bedroom 1

BEDROOM 2

Window to side and rear, laminate flooring, centre light, radiator, stairs leading to loft space that has been boarded, insulated, sky lights, doors leading to hall

BEDROOM 3

Window to rear, laminate flooring, centre light, radiator, double bedroom, space for wardrobe, doors leading to landing

FAMILY BATHROOM

Sky lights, vinyl flooring, spot lights, radiator, black gloss vanity, paneled bath, over head shower, taps in middle of bath, doors leading to hallway

OUTSIDE

Blank canvas, grassed area, hot tub on decking, boundary retained by fences, access to rear via side extension off garage, paved drive way leading to garden, water tap and electric

GARAGE/OFFICE

Double in length, electric, power and light, has been split into 1 half garage, 1 half office, has potential for work shop/beauty salon

Off road parking, blocked paved

EPC Rating C Council Tax Band E

VIEWINGS

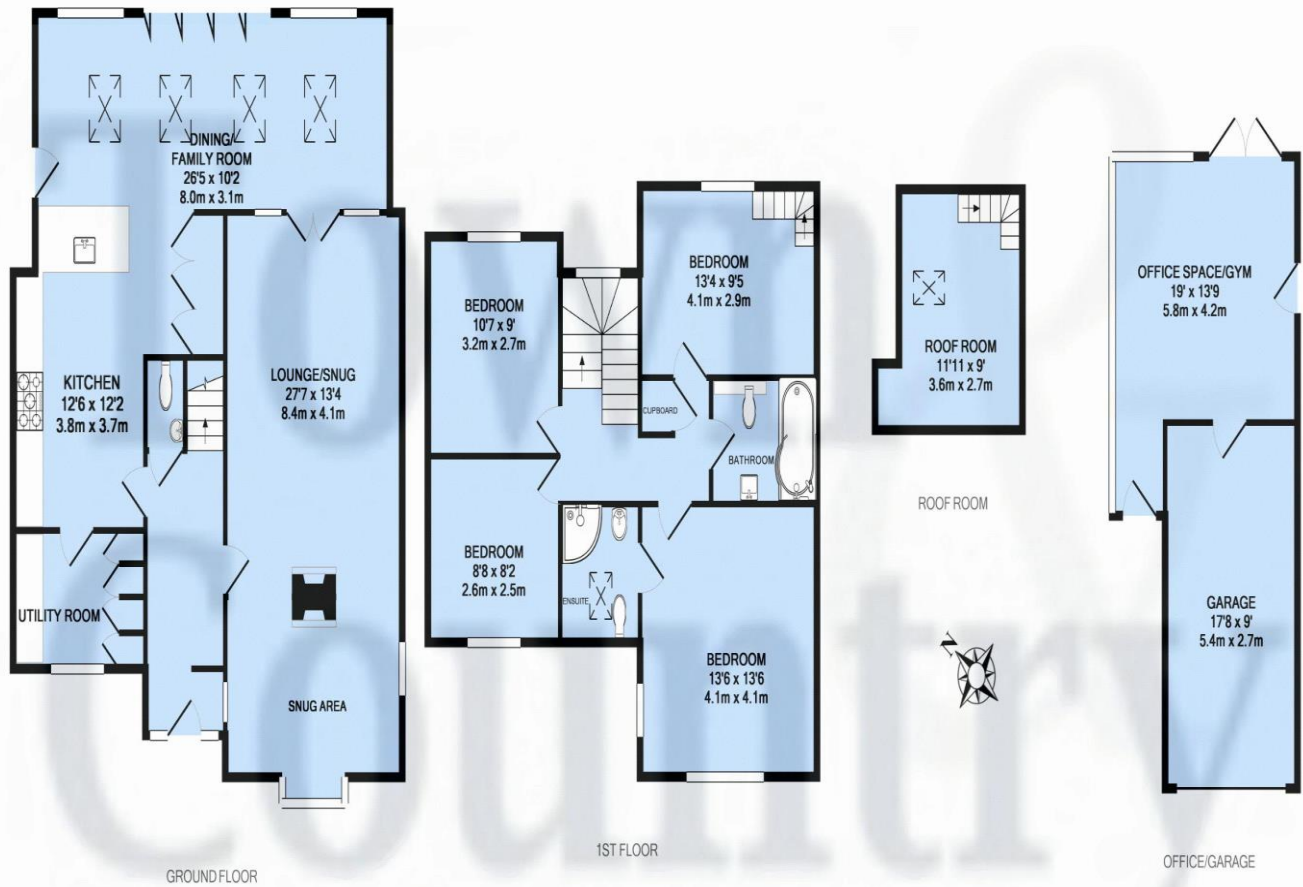
Strictly by appointment through Town and Country Residential on 01206 302288



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Reference:
1766

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	74
England, Scotland & Wales		
	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1830 SQ.FT. (170.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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