

**Larkfield Road, Great Bentley,  
CO7 8PX**

**£245,500 Freehold**

**Town & Country**  
residential sales and lettings



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- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- LIVING ROOM
- AMPLE OFF ROAD PARKING
- GARAGE WITH POWER
- VERSATILE LIVING OPTIONS
- SUN ROOM CURRENTLY USED AS UTILITY AREA
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CLOSE TO GREAT BENTLEY GREEN

\*\*\* EXCEPTIONALLY SPACIOUS DRIVE WAY & FRONTAGE \*\*\*

Welcome to this well situated two bedroom Semi Detached bungalow with garage and parking in Great Bentley -A short stroll to Great Bentley Green, Train Station and shops, accommodation includes, two bedrooms, living room, sun room leading from the kitchen with views over the rear west facing garden, you will also find a separate shower room and WC- If you need that extra outside space this property really could be for you!

\*\*\* EARLY BOOKING HIGH ADVISED TO VIEW \*\*\*

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The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Composite front door, ceiling light, carpet flooring, wide hallway leading to: bedroom 1,2, lounge, kitchen, shower room, W.C

#### **W.C**

5' 8" x 2' 8" (1.73m x 0.81m)

Frosted window to side, Vinyl flooring, low level W.C, door leading to: hallway

#### **KITCHEN/BREAKFAST ROOM**

11' 3" x 10' 10" (3.43m x 3.30m)

Window to rear and patio door, Vinyl flooring, centre light, radiator, roll top work surfaces, range of wall and base units, integrated electric oven and hob with over head fan, stainless steel sink with right hand drainer, space for washing machine, fridge freezer, part tiled walls, views onto Sun Room, door leading to Sun Room, hallway

#### **LOUNGE**

18' 2" x 10' 10" (5.53m x 3.30m)

Double glazed patio doors to rear, ceiling light, 4 x wall lights, electric fire, chimney has potential to be used as a working fire place, door leading to: hallway, garden

#### **BEDROOM 1**

12' 11" x 10' 10" (3.93m x 3.30m)

Window to front, carpet flooring, centre light, radiator, fitted wardrobes, space for double bed and furniture, views onto front garden, door leading to: hallway

#### **BEDROOM 2**

10' 11" x 9' 11" (3.32m x 3.02m)

Window to front, carpet flooring, radiator, currently used as an office/diner, ideally could be used as a double bedroom, door to: hallway





## SUN ROOM

9' 10" x 6' 11" (2.99m x 2.11m)

Window to side and rear, wall light, laminate flooring, space for fridge freezer, tumble dryer, space offers versatile living, door to: rear garden and driveway

## SHOWER ROOM

5' 8" x 4' 10" (1.73m x 1.47m)

Frosted window to side, vinyl flooring, centre light, towel rail, walk in shower enclosure with power shower, white gloss vanity unit, fully tiled walls, door leading to: hallway

## OUTSIDE

Rear

Paved patio area with remainder laid to lawn, outside tap, mature shrubs, remote controlled sun canopy over rear patio door

Front

Block paved driveway offering ample of off road parking, outside tap, remainder laid to lawn



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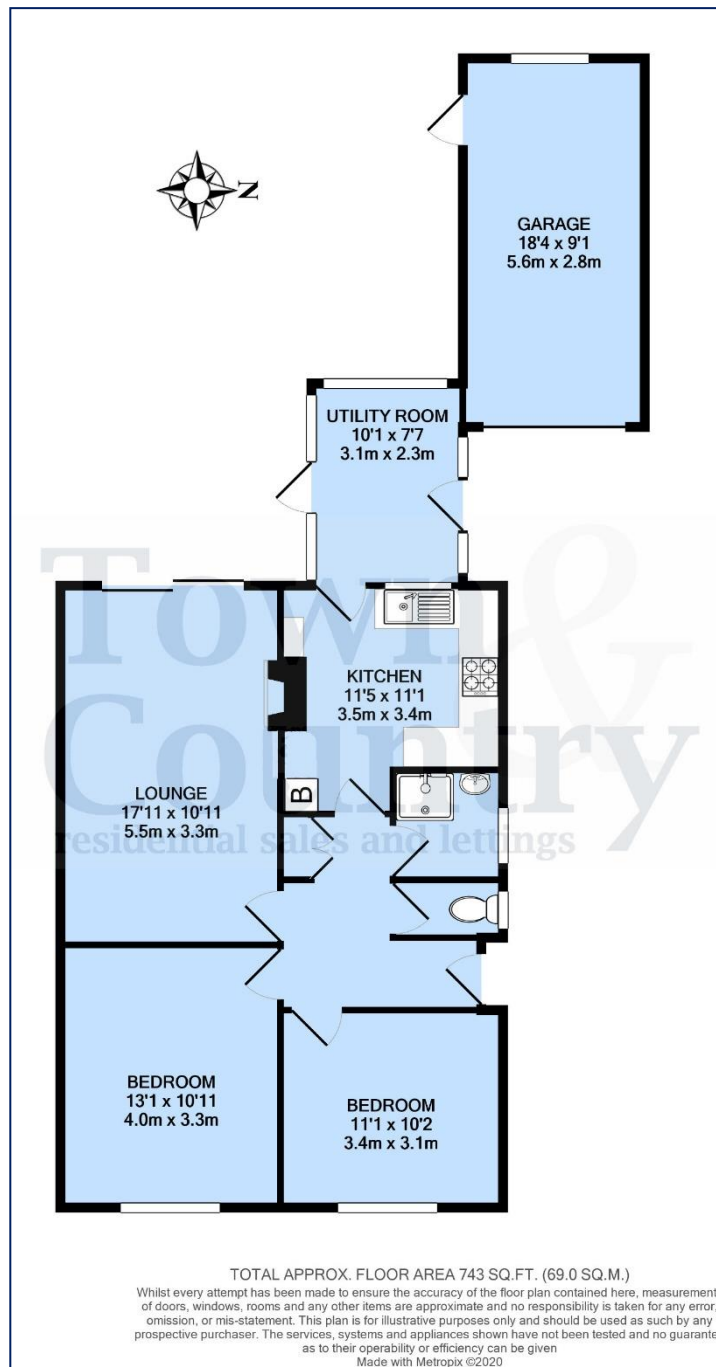
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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