

**Pine Close, Great Bentley
CO7 8NX
Offers in Excess of £390,000**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- DETACHED HOUSE
- FOUR BEDROOMS
- NEWLEY FITTED KITCHEN/DINER
- SEPARATE UTILITY ROOM
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- SHOWER ROOM
- MATURE REAR GARDEN
- OFF ROAD PARKING & GARAGE
- WALKING DISTANCE TO TRAIN STATION & SCHOOL

**** IMMACULATE FOUR BEDROOM DETACHED HOUSE ****

This family home has been lovingly improved by the current owners, the property offers a generous amount of living space and is ideal for a family seeking a tranquil and convenient lifestyle.

The heart of this home is the kitchen, which has been recently fitted to the highest standards. It features a central island, modern appliances and a large dining area, perfect for entertaining or family meals. Off of the kitchen, the separate utility room houses the washing machine and tumble dryer and storage cupboards and has direct access to the garden and garage. The spacious lounge, which adjoins the dining area through French doors, provides a separate area for relaxation and leisure.

To the first floor there are four bedrooms. The first and second bedrooms are both spacious doubles equipped with built-in/fitted wardrobes offering ample storage space. The third and fourth bedrooms are single rooms, still providing a comfortable space with one of which is currently used for home working.

This property benefits from a family bathroom as well as a downstairs cloak/shower-room.

Outside you are able to park off road with the added convenience of a garage, to the rear you will find a mature garden with decking and a seating area for your summer enjoyment.

To summarise, with its plethora of rooms, this house ensures a comfortable living experience for the whole family. The property's location only adds to its appeal, conveniently situated near the Train Station with direct links to London Liverpool Street, local amenities, village green and reputable schools, you'll find everything you need in close proximity.



The accommodation with approximate room sizes are as follows:

STORM PORCH

ENTRANCE HALL

CLOAKROOM/SHOWER ROOM

10' 3" x 3' 5" (3.12m x 1.04m)

KITCHEN/DINER

22' 5" x 13' 4" (6.83m x 4.06m)

UTILITY ROOM

10' 2" x 8' 8" (3.10m x 2.64m)

LOUNGE

21' 10" x 12' 3" (6.65m x 3.73m)



FIRST FLOOR LANDING

BEDROOM ONE

14' 3" x 11' 0" (4.34m x 3.35m)

BEDROOM TWO

12' 2" x 10' 11" (3.71m x 3.32m)

BEDROOM THREE/HOME OFFICE

10' 4" x 6' 11" (3.15m x 2.11m)

BEDROOM FOUR

10' 2" x 7' 3" (3.10m x 2.21m)

FAMILY BATHROOM

7' 3" x 5' 10" (2.21m x 1.78m)

GARAGE

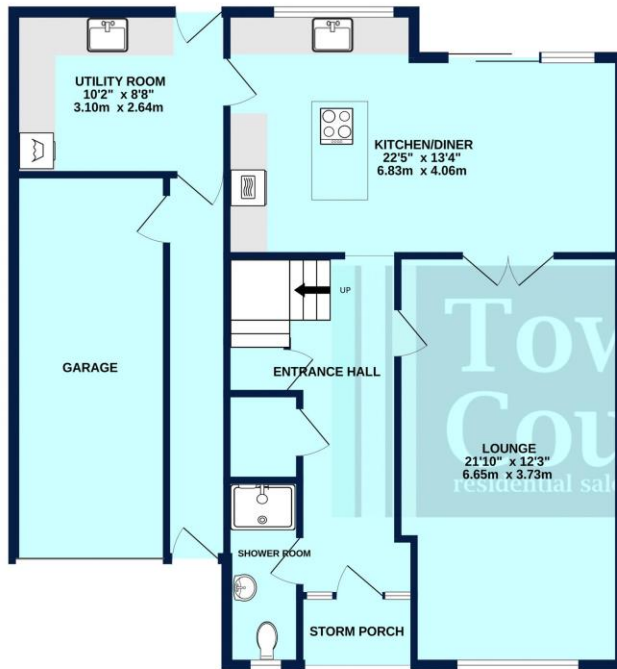
17' 5" x 8' 5" (5.30m x 2.56m)







GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



PINE CLOSE

TOTAL FLOOR AREA : 1683 sq.ft. (156.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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