Charles Wright
PROPERTIES

Selling Properties the Wright Way

Amberley Moors Close

Great Bentley, Colchester, CO7 8QL

Guide price £895,000

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Description

A stunning brand new detached house built to an extremely high standard by renowned builders, Vaughan and Blyth construction, set at the end of this lane in a non estate location, within in its own gardens approaching a quarter of an acre with views out across one of Britain's largest village green. This individual home benefits from under floor ground floor heating, oak internal doors, shaker style kitchens with integrated appliances log burring stove set in a stone fire place and a ICW 10 year warranty.

Location

Great Bentley is an attractive village centred around its 43 acre Green and offers superb amenities, including a doctors surgery, pharmacy, Tesco express, Primary School and hairdressers to name but a few. It also has its own railways station with links to Colchester's main line Norwich to London's Liverpool Street. There are a number of activities locally with cricket and football clubs in Great Bentley, sailing at Brightlingsea and Golf courses at both Colchester and Clacton close by. There are also some stunning walks along the River Stour in Constable Country.

Reception Hall

17'4 x 7'7 (5.28m x 2.31m)

Stair flight to first floor with oak hand rail and glass balustrade and understairs cupboard, tiled floor

Cloakroom

10 x 3'4 (3.05m x 1.02m)

Partly tiled walls, low level wc and vanity unit with sink.

Drawing Room

17'5 x 13'3 plus bay (5.31m x 4.04m plus bay)

Bay window to front, Limestone fire surround and granite hearth with inset log burning stove. Double doors to

Orangery

14'3 x 12'6 (4.34m x 3.81m)

Windows to rear and side with bifold doors to rear terrace, tiled floor, opening onto

Kitchen

16'2 x 14'1 (4.93m x 4.29m)

Windows to rear and bifold doors out to the garden. Comprehensively fitted in Shaker style kitchen with Silestone work tops, with built in sink unit and cupboards under, integrated Neff dishwasher, adjacent work tops with cupboards and drawers under, built in Neff induction hob and extractor above. Larder units housing Neff oven and combination microwave oven, integrated fridge and freezer. Island unit with cupboards and drawers under and tiled floor.

Utility room

8 x 5'10 (2.44m x 1.78m)

Half glazed door to side garden, matching units with kitchen incorporating stainless steel sink unit and single drainer with cupboard under, adjacent work tops with cupboard under with water softener and space for washing machine and tumble dryer, tiled floor.

Study

11'10 x 7'4 (3.61m x 2.24m)

Window to side

Family Room

13 x 11'6 plus bay (3.96m x 3.51m plus bay)

Bay window to front.

Landing and stairwell

17'4 x 7'8 (5.28m x 2.34m)

Window to front, built in airing cupboard.

Principal bedroom

16'4 x 14'1 (4.98m x 4.29m)

Window to rear and radiator.

En-suite Shower Room
9 x 6 (2.74m x 1.83m)
Window to side, fully tiled walls, with shower cubicle, low level wc, vanity unit with sink and dual fuel heated towel rail.

Bedroom two
13 x 11'6 (3.96m x 3.51m)
Window to front and radiator.

Bedroom three
13'6 x 8'7 (4.11m x 2.62m)
Window to front and radiator.

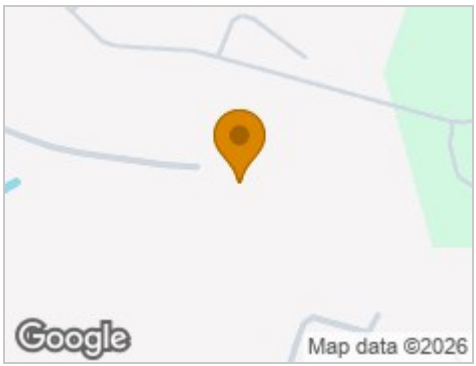
Bedroom four
13'6 x 8'6 (4.11m x 2.59m)
Window to rear and radiator.

Bathroom
12 x 7'6 (3.66m x 2.29m)
Window to side, fully tiled walls, with panelled bath, shower cubicle, low level wc, vanity unit with sink and dual fuel heated towel rail.

Outside and gardens
The property is approached from Moors Close with a block paved driveway with parking for several vehicles leading up to a Detached Double Garage (23'1 x 19'9 approx) with twin electric doors. There is a lawned front garden with path to the entrance door. Access is obtained from either side of the property to a large rear garden recently laid to lawn and seeded under the mature trees. There is a large patio to the immediate rear leading onto the lawn, all enclosed by panelled fencing. . In all the garden is approaching quarter of an acre.

Agents note
Tenure: Freehold
Council Tax Band: TBC
Services: Mains water, drainage and electricity have been connected to the property.
EPC rating: Predicted B
Council: Tendring District Council
High speed fibre broad band with internal CAT 6 cabling.
Tiled floors to kitchen/breakfast room, hall, utility and cloakroom.
Carpets fitted to the remaining room except vinyl in the bathroom and ensuites.
Mains operated smoke alarms and carbon monoxide detector in Drawing Room.
Burglar alarm fitted with door and movement sensors.

Road Map



Hybrid Map

Terrain Map

Floor Plan

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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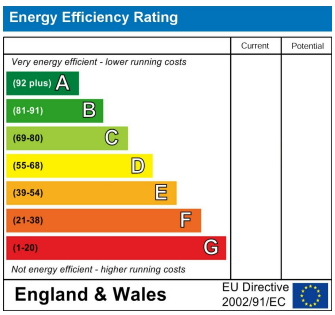
Energy Efficiency Graph



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