Linnet Way, Great Bentley
CO7 8QJ
Guide Price £290,000 to £300,000
Freehold

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- **VILLAGE LOCATION**
- **NESTLED IN A CUL-DE-SAC**
- **SEMI-DETACHED**
- **TWO BEDROOMS**
- **16'5 LIVING ROOM**
- **SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **GARAGE WITH ELECTRIC ROLL UP DOOR**
- **SOUTHERLY REAR GARDEN**
- **CLOSE TO VILLAGE GREEN, SHOPS, PHARMACY AND STATION**

A WELL PROPORTIONED TWO BEDROOM SEMI-DETACHED BUNGALOW NESTLED IN THIS QUIET CUL-DE-SAC VIILAGE LOCATION

A brilliant opportunity to acquire this lovely home, set in the frequently requested village of Great Bentley with its award winning 43 acre Green.

The property is located just a few minutes' walk to the mainline railway station, village shops, eateries, pharmacy, doctors surgery and with easy access to the A133 and A120 road links.

Offering that all important one level living the accommodation comprises of entrance hall, 16'5 living room, fitted kitchen, shower room and two good sized bedrooms.

Outside there is an open plan front garden with ample off road parking, garage and southerly facing rear garden.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Recessed lighting, double glazed frosted entrance door. Access to loft space, built-in boiler cupboard housing Vaillant wall mounted gas boiler, built-in linen cupboard. Wood laminate flooring, radiator.

LIVING ROOM

16' 5'' x 10' 5'' (5.00m x 3.17m)

Two double glazed picture windows and double glazed French doors to rear garden, radiator.

KITCHEN

9' 1'' x 8' 4'' (2.77m x 2.54m)

Double glazed window and door to rear garden. Single bowl sink unit inset to work top with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Filter hood over four ring gas hob with electric oven under. Space for washing machine. Tiled walls and tiled flooring, radiator.

BEDROOM ONE

12' 11'' x 10' 7'' (3.93m x 3.22m)

Double glazed window to front elevation, an extensive range of fitted bedroom furniture, radiator.

BEDROOM TWO

9' 10'' x 9' 2'' (2.99m x 2.79m)

Double glazed window to front elevation, radiator.

SHOWER ROOM

7' 3'' x 5' 4'' (2.21m x 1.62m)

Recessed lighting, double glazed frosted window to side elevation. Low level WC with concealed cistern, wash hand basin with vanity cupboards under and walk-in shower unit with shower and screen. Wood effect tiled flooring, drop light switch, radiator.




FRONT GARDEN

Laid mainly to lawn, flower beds, concrete driveway providing ample off road parking and access to garage.

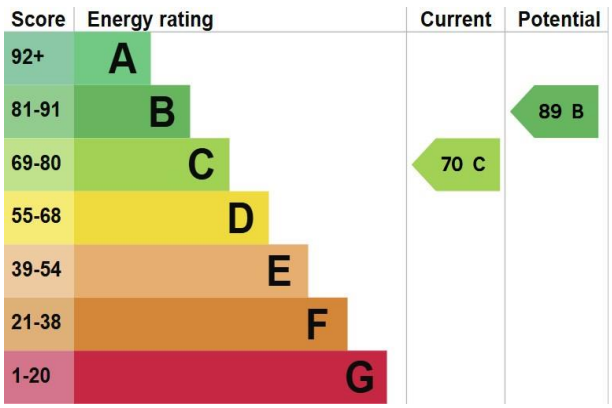
GARAGE

17' 10'' x 8' 9'' (5.43m x 2.66m)

Roll up electric door, power and lighting. Double glazed window to rear elevation and double glazed door to garden.

REAR GARDEN

Paved area, lawned areas, flower beds. Outside water tap, 'L' shaped decked area to the rear of the garden, side access.



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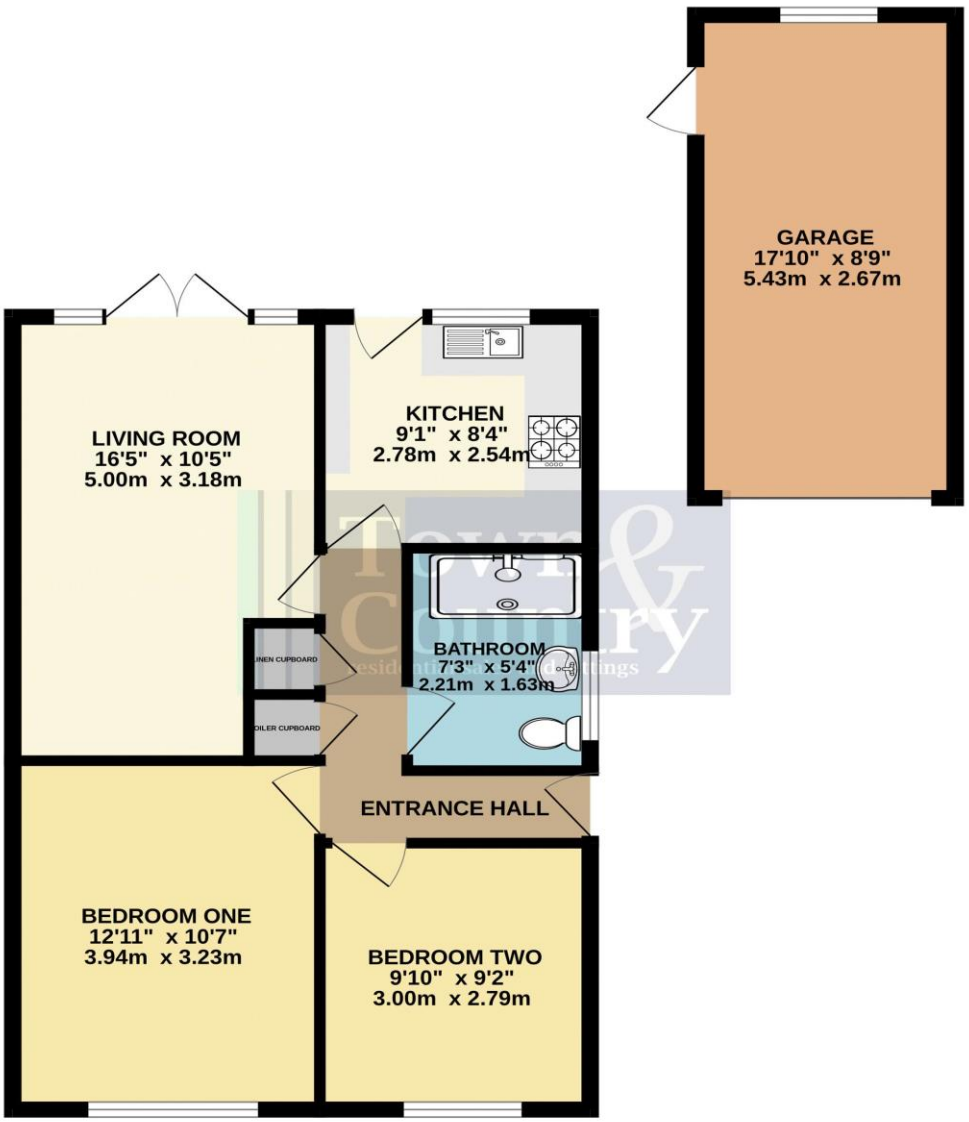






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727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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