

**Larkfield Road, Great Bentley
CO7 8PX
Guide Price £367,000-£372,000
Freehold**





- **THREE BEDROOM DETACHED FAMILY HOME**
- **THROUGH LOUNGE/DINER**
- **CONTEMPORARY GLOSS KITCHEN**
- **CONSERVATORY**
- **MODERN FAMILY BATHROOM**
- **GROUND FLOOR CLOAKROOM**
- **PRIVATE GARDEN**
- **OFF ROAD PARKING & FORMER GARAGE IN GARDEN**
- **FEW MINUTES WALK TO PRIMARY SCHOOL/VILLAGE CENTRE AND TRAIN STATION**
- **READY TO MOVE INTO FAMILY HOME**

!!!FAMILY HOME - GREAT BENTLEY!!!

Located in the requested village of Great Bentley, this super three bedroom DETACHED FAMILY HOUSE is just a few minutes walk to the village Primary School, shops and TRAIN STATION with its superb links to Colchester and London Liverpool Street, making it ideal for commuters.

Great Bentley has one of the largest village greens in Essex where traditional fetes, fun fares, football and cricket can be enjoyed.

The property is well laid out and features three first floor bedrooms, large through lounge/dining room - perfect for family life, a beautifully fitted kitchen, family bathroom and cloakroom plus a conservatory that overlooks the garden.

Off road parking further adds to the convenience of this home. Brick built former garage currently used as storage/workshop.

A VERY WELL PRESENTED AND BRILLIANTLY LOCATED HOUSE IN A QUIET YET VERY CONVENIENT SPOT TUCKED AWAY, IN THE COMMUTABLE VILLAGE OF GREAT BENTLEY.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, cupboard housing electric meter and wall mounted gas boiler. Stairs leading to first flooring landing.

LOUNGE/DINER

22' 9" x 11' 5" (6.93m x 3.48m)

Bay window to front aspect, feature fireplace. French doors to conservatory, two windows to rear aspect.

CONSERVATORY

11' 6" x 11' 5" (3.50m x 3.48m)

French door leading to rear garden, windows to rear and side aspects.

KITCHEN

11' 1" x 9' 3" (3.38m x 2.82m)

Window to rear aspect. Range of base, drawer and eye level units. Worktops inset sink and drainer unit and hob. Built-in eye level oven. Space for washing machine and tumble dryer.

CLOAKROOM

Low level WC and wash hand basin. Window to side aspect.



FIRST FLOOR LANDING

Window to side aspect, airing cupboard. Loft access.

BEDROOM ONE

12' 6" x 10' 3" (3.81m x 3.12m)

Window to rear aspect, range of built-in wardrobes.

BEDROOM TWO

11' 7" x 9' 5" (3.53m x 2.87m)

Window to front aspect.

BEDROOM THREE

9' 7" x 9' 5" (2.92m x 2.87m)

Window to rear aspect.

BATHROOM

Low level WC, wash hand basin, panelled bath and separate shower cubicle. Window to front aspect.

EXTERIOR

FRONT

Block paved driveway providing off street parking leading to entrance door. Lawn area with trees and shrubs.

REAR

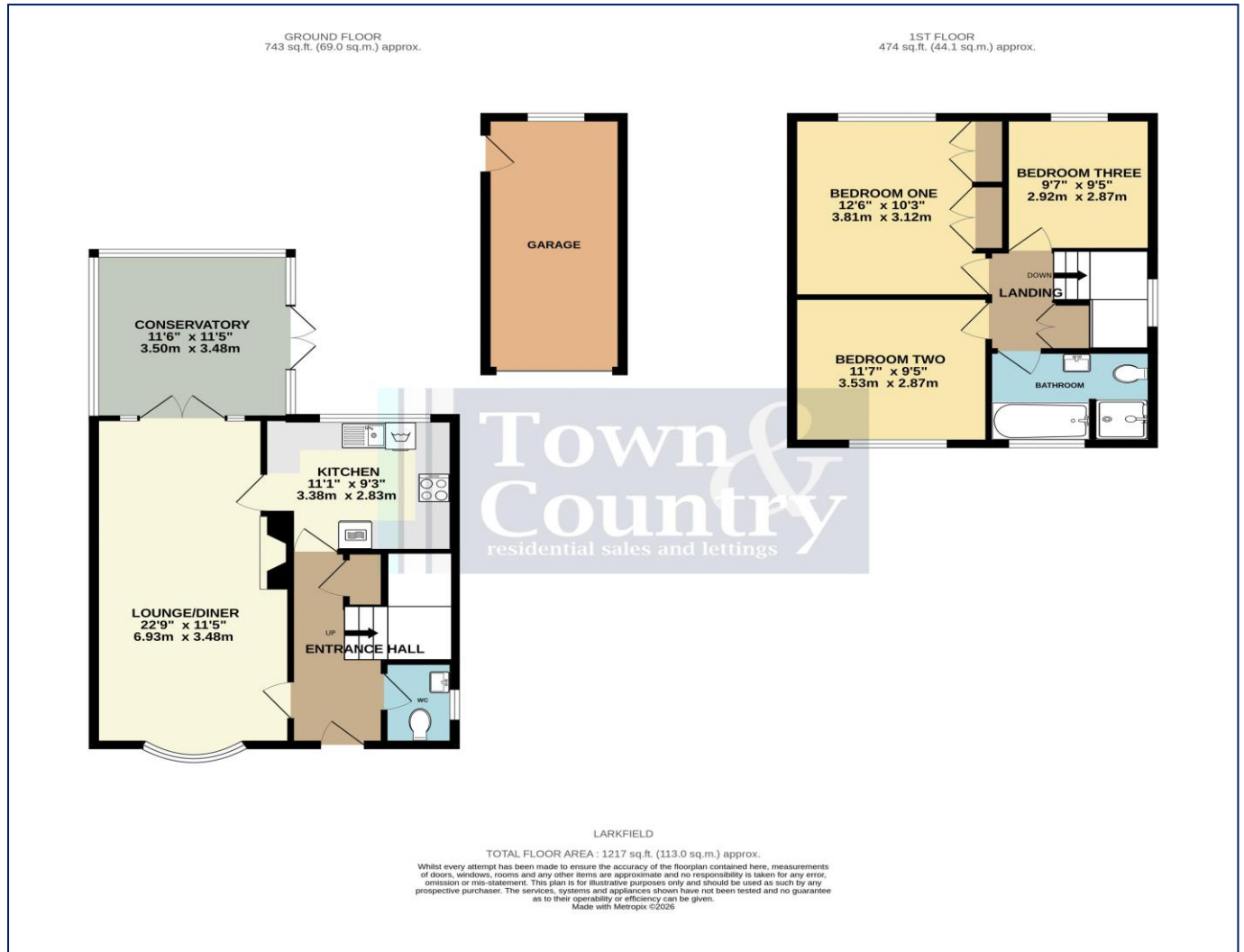
Enclosed rear garden commencing with paved patio area. Lawned area with mature shrub borders. Decked area to the rear of the garden. Access to front via side gate.

GARAGE (behind fencing)

Brick built and accessed via gated entrance. Up and over door. Courtesy door to side and window to rear. Currently partitioned and utilised as an art room/storage area.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.