



**Pump Lane, Great Bentley CO7 8GF**  
**£750,000 Freehold**



**\*\* A TRULY OUTSTANDING DETACHED EXECUTIVE STYLE FOUR BEDROOM DETACHED HOUSE OCCUPYING A PROMINENT LOCATION AT THE WELL RENOWNED ADMIRALS GREEN DEVELOPMENT IN THE BEAUTIFUL VILLAGE OF GREAT BENTLEY\*\***

This wonderful home was constructed by the reputable Hills Building Group in approximately 2020, designed as a generous residence for the larger family looking to be positioned just on the fringe of Colchester but with the benefits of a mainline railway station and the all important A133/A120 link roads serving the cities and towns on the A12 corridor.

The layout thoughtfully connects the exceptional living spaces whilst up to date features cater for the everyday needs of a modern family. The current owners have tastefully improved the property from new whilst the rear garden has been well stocked and landscaped.

The accommodation comprises of entrance hall, cloakroom, second reception/office, living room, kitchen/family room and utility room.

The first floor leads from the landing with the principal bedroom having a dressing area and En-suite shower room, three further bedrooms and a family bathroom.

Outside there is an open-plan front garden with ample parking and a double garage, whilst the rear garden is generous and not overlooked.



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## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

18' 3" x 13' 6" (5.56m x 4.11m)

### KITCHEN/DINING ROOM

23' 6" x 18' 10" (7.16m x 5.74m)

### UTILITY ROOM

6' 7" x 6' 7" (2.01m x 2.01m)

### SNUG

13' 2" x 10' 7" (4.01m x 3.22m)

### CLOAKROOM

## FIRST FLOOR

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM ONE

13' 4" x 11' 6" (4.06m x 3.50m)

### DRESSING ROOM

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

13' 2" x 9' 9" (4.01m x 2.97m)

### BEDROOM THREE

13' 9" x 11' 6" (4.19m x 3.50m)

### BEDROOM FOUR

9' 8" x 8' 6" (2.94m x 2.59m)

### FAMILY BATHROOM

9' 11" x 7' 3" (3.02m x 2.21m)

## EXTERIOR

### FRONT GARDEN

Open plan predominantly laid to lawn. Paved driveway providing ample parking and access to double garage.

### DOUBLE GARAGE

23' 10" x 21' 4" (7.26m x 6.50m)  
Twin up and over doors, power and lighting connected. Eaves storage area, wall mounted gas fired boiler and personal door to garden.

### REAR GARDEN

Large feature paved patio area, outside water tap, courtesy lighting. Good sized well kept lawned area with well stocked flower borders.

### SERVICE CHARGES

Please note that there is a charge of approximately £200 per annum for the development.

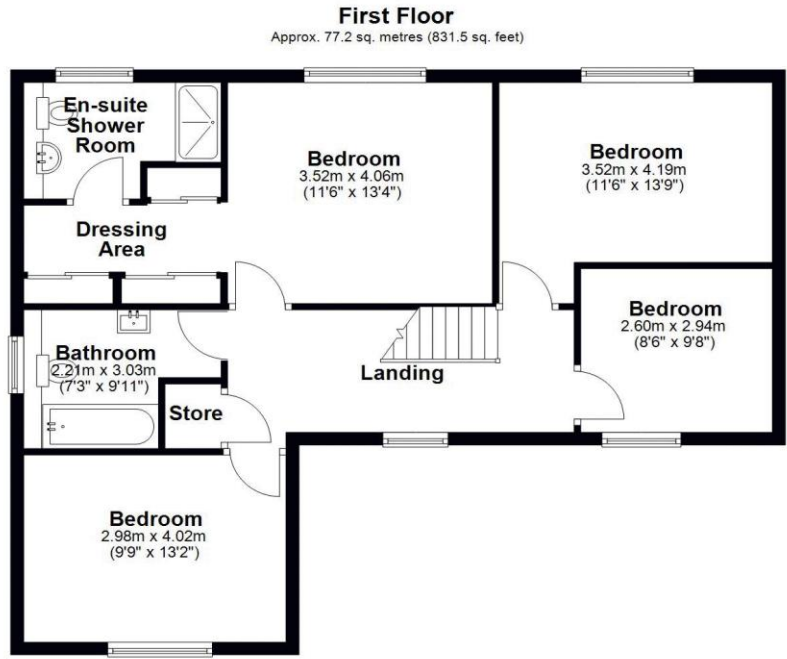
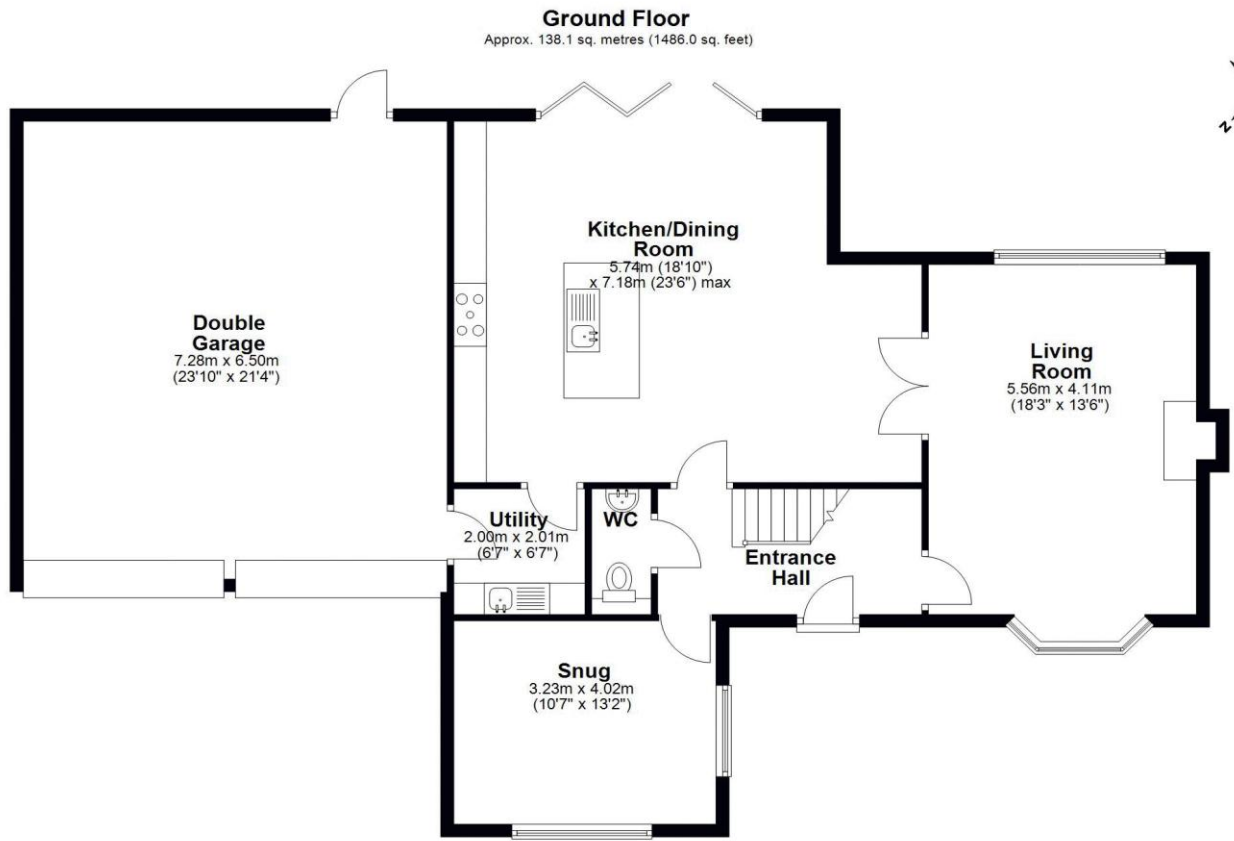


Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 215.3 sq. metres (2317.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines  
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