

**Windsor Road, Great Bentley
CO7 8TH
£335,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **NEARLY NEW (2024)**
- **SEMI-DETACHED HOUSE**
- **FREQUENTLY REQUESTED VILLAGE LOCATION**
- **THREE BEDROOMS**
- **KITCHEN/DINER WITH APPLIANCES**

- **CLOAKROOM, EN-SUITE SHOWER ROOM & FAMILY BATHROOM**
- **GOOD SIZED REAR GARDEN**
- **DRIVEWAY**
- **ELECTRIC VEHICLE POINT**
- **JUST A FEW MINUTES WALK TO THE TRAIN STATION**

**** AN IMMACULATE THREE BEDROOM (ALMOST NEW) SEMI-DETACHED HOUSE LOCATED IN THE FREQUENTLY REQUESTED VILLAGE OF GREAT BENTLEY****

This well positioned modern home (2024) is just on the fringe of Great Bentley's reputed green whilst local facilities including local shops, doctors surgery, primary school and the all important main line railway station with its services to London's Liverpool Street Station are just a short walk.

The property caters for all those modern needs for a young family to including cloakroom, fitted kitchen with appliances, En-suite to Principal bedroom, double glazing, gas to radiator heating, electric vehicle charging point and French doors to garden.

The accommodation comprises of entrance lobby, living room, inner hall, cloakroom and kitchen/diner. The first floor leads from the landing with three bedrooms, (Principal with En-suite shower room) and family bathroom.

Outside the front garden is open plan with a good sized driveway and generous rear garden.

A well positioned home in the semi-rural commuter village of Gt Bentley.



The accommodation with approximate room sizes are as follows:

ENTRANCE LOBBY

6' 2" x 5' 7" (1.88m x 1.70m)

Double glazed entrance door, storage cupboard, stair flight to first floor landing. LVT flooring, radiator.

LIVING ROOM

13' 10" x 13' 0" (4.21m x 3.96m)

Double glazed window to front elevation, two radiators.

INNER HALL

5' 5" x 4' 10" (1.65m x 1.47m)

Storage cupboard under stairs, doors to cloakroom and access to kitchen.

CLOAKROOM

7' 2" x 4' 10" (2.18m x 1.47m)

Extractor fan, low level WC, pedestal wash hand basin, with tiled splash back, radiator.

KITCHEN/DINER

16' 7" x 9' 5" (5.05m x 2.87m)

Extractor fan, double glazed window to rear elevation, double glazed French doors to garden. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Concealed wall mounted gas boiler, concealed filter hood over a four ring gas hob, inset electric oven to tall standing storage unit, larder cupboard. Courtesy lighting, integrated fridge/freezer, integrated washing machine, integrated dishwasher. LVT flooring, radiator.



FIRST FLOOR LANDING

8' 2" x 6' 8" (2.49m x 2.03m)

Radiator and doors to:

BEDROOM ONE

13' 2" x 11' 6" (4.01m x 3.50m)

Double glazed window to front elevation, radiator.

EN-SUITE SHOWER ROOM

5' 8" x 5' 4" (1.73m x 1.62m)

Extractor fan, recessed lighting, shaver socket. Low level WC, pedestal wash hand basin with mixer tap and shower cubicle with shower unit and screen doors. Heated towel radiator, part tiled walls, LVT flooring.

BEDROOM TWO

11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

12' 8" x 7' 0" (3.86m x 2.13m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

7' 0" x 6' 3" (2.13m x 1.90m)

Extractor Fan, recessed lighting, heated towel radiator. Low level WC, pedestal wash hand basin with mixer tap and panel bath with mixer tap and shower to wall with shower screen, LVT flooring.

FRONT GARDEN

Paved pathway to front door, tarmac drive for off road parking, electric vehicle charging point and side access.

REAR GARDEN

Extending to approximately 49ft, paved patio area, lawned area, outside water tap, side access.

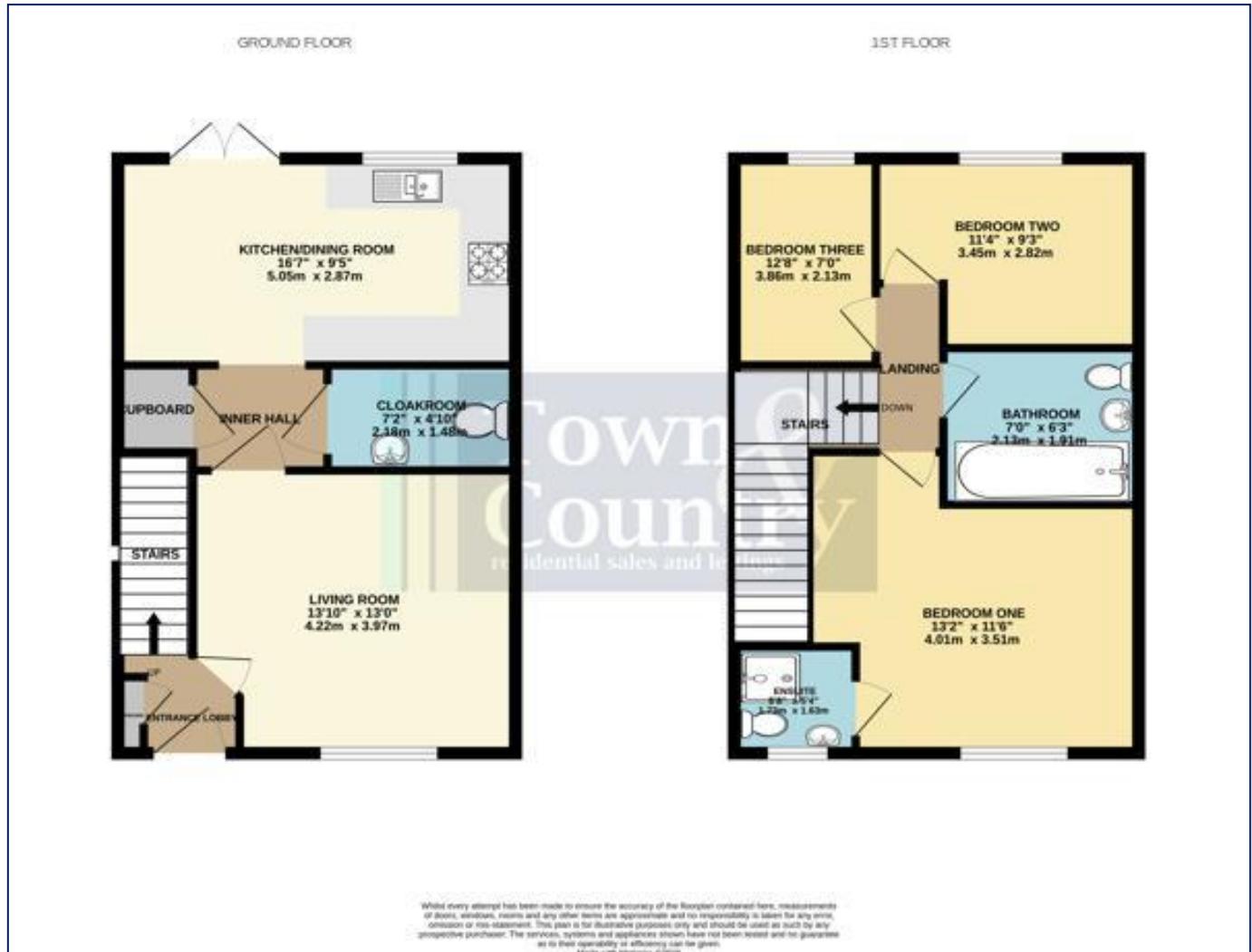
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Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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