

**Larkfield Road, Great Bentley  
CO7 8PX  
£330,000 Freehold**

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- **THREE BEDROOM DETACHED BUNGALOW**
- **VERSATILE ACCOMMODATION**
- **28FT LOUNGE/DINER/FAMILY ROOM WITH LOG BURNER**
- **KITCHEN**
- **SHOWER ROOM**
- **CLOAKROOM**
- **SOUTH FACING GARDEN**
- **PRIVATE DRIVEWAY**
- **WALK TO STATION AND SHOPS**
- **NO CHAIN**

### THREE BEDROOM DETACHED BUNGALOW - LOTS OF FURTHER POTENTIAL

A really well located home just a few minutes walk to the Train Station, local shops and village green.

A very VERSATILE home with three bedrooms, 28ft lounge/diner/family room, kitchen, shower room and cloakroom PLUS a SOUTH FACING GARDEN with large shed, log store and further storage shed plus OWN DRIVEWAY FOR PARKING.

A REALLY WELL LOCATED HOME IN A REQUESTED COMMUTABLE VILLAGE.

NO ONWARD CHAIN



The accommodation with approximate room sizes are as follows:

#### ENTRANCE HALL

Glazed entrance door. Cupboard housing electric meter and storage space, airing cupboard with hot water tank and slatted shelving above. Access to loft, doors leading to:

#### LOUNGE/DINING/FAMILY ROOM

28' 0" x 11' 11" (8.53m x 3.63m)

A perfect space for entertaining in this large reception room with plenty of light flooding through, from the glazed wall from the hallway to the patio doors overlooking the garden. A super versatile space currently configured as a lounge with cosy log burner which leads to the family/dining room.

#### KITCHEN/BREAKFAST ROOM

14' 0" x 10' 0" (4.26m x 3.05m)

Window and door to side. Range of floor and base units, space for electric oven, sink unit, tall larder cupboard housing fridge and freezer, breakfast bar, floor standing oil boiler, door to:

#### BEDROOM ONE

12' 5" x 11' 11" (3.78m x 3.63m)

A large double bedroom with a bank of fitted wardrobes to one wall. Window to front aspect.

#### BEDROOM TWO

12' 5" x 9' 10" (3.78m x 2.99m)

A double bedroom with window to front aspect.



### **BEDROOM THREE/DINING ROOM**

11' 0" x 11' 0" (3.35m x 3.35m)

Window and patio doors to rear garden. (Currently configured as a dining room). An adaptable space which could be easily reconfigured to incorporate a larger kitchen space or knocked through to the family room to create a large open plan family area (subject to professional guidance).

### **SHOWER ROOM**

Window to side aspect. Double shower cubicle with electric Triton wall mounted shower, corner vanity wash hand basin, part tiled.

### **CLOAKROOM**

Window to rear aspect, low level WC.

### **EXTERIOR**

#### **FRONT**

Lawned front garden, private driveway for parking.

#### **REAR**

South facing established rear garden with mature planting and patio area. Large shed, log store and further storage shed. Oil tank. Access from both sides of the property from front to rear.

### **AGENT'S NOTE**

This is an extremely versatile property which could easily be reconfigured and adapted to family needs. For example, the 3rd bedroom, which is currently used as a dining room, could easily be reconfigured if a more open plan space wants to be enjoyed, it could be opened up into the family room to create a large reception space running along the back of the property (subject to professional guidance) or to create a large kitchen family room.

Heating is via oil from the tank in the garden. We understand that Gt Bentley village operates a bulk buy scheme which benefits from a lower rate of oil - buyers should make their own enquiries regarding this.





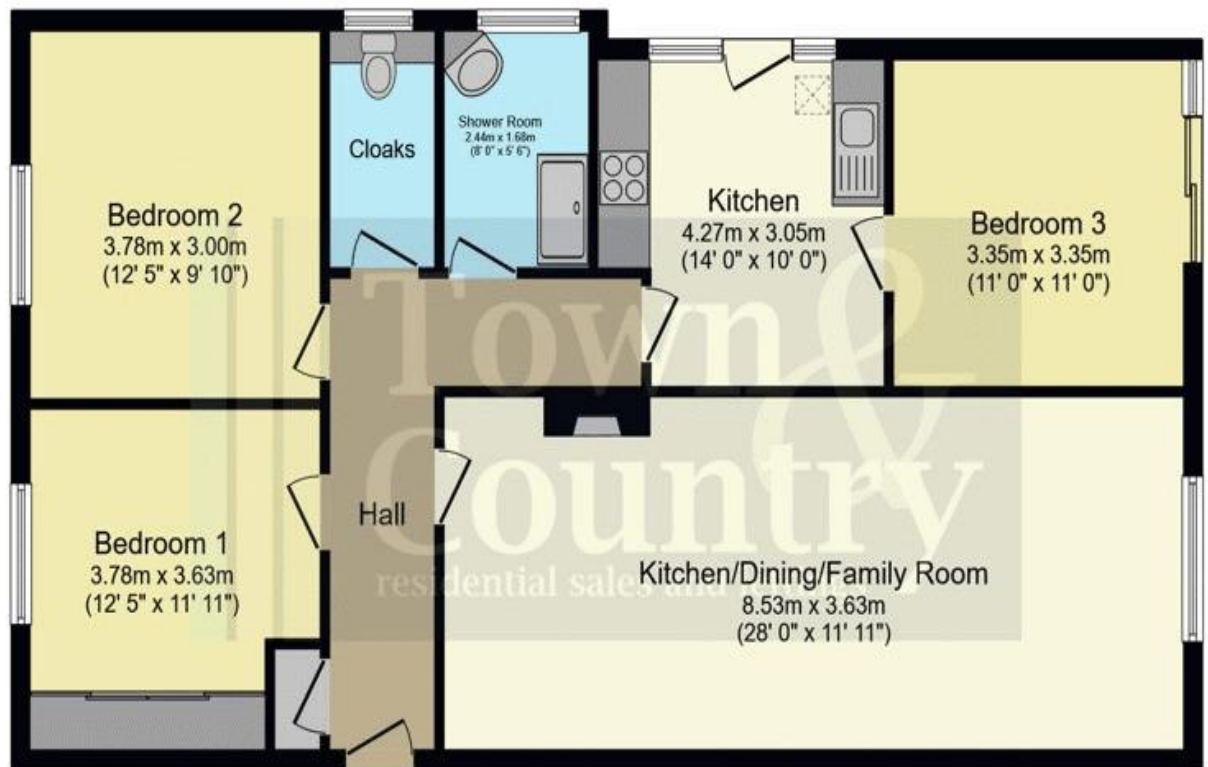








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



**Floor Plan**  
Floor area 96.3 sq.m. (1,036 sq.ft.)

Total floor area: 96.3 sq.m. (1,036 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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