GYLES &ROSE

Station Road, Great Bentley

Situated within the popular Old Coal Yard development, this well-presented detached family home offers generous living accommodation, three double bedrooms and a detached garage. Finished to a high standard throughout with a contemporary feel, the property benefits from a stylish kitchen/dining room, spacious sitting room, conservatory and a private enclosed rear garden. Complementing its stylish interior are energy-efficient upgrades including solar panels, a newly installed air source heat pump and an EV charging point, providing lower running costs and future-ready living. An excellent home for families and commuters alike.

Guide price £425,000

Station Road

Great Bentley, Colchester, CO7

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- Detached modern family home in the sought-after village of Great Bentley
- Contemporary kitchen/dining room with integrated appliances and ample dining space
- Approximately 112.7 sq. m (1,212 sq. ft.) of accommodation plus detached garage
- Three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room
- Modern family bathroom, ground floor cloakroom and detached garage with driveway parking
- Conveniently located within easy reach of Great Bentley village centre and mainline railway station
- Spacious sitting room opening through to a bright conservatory overlooking the garden
- Enclosed rear garden with patio, lawn and established planting
- Energy-efficient home featuring solar panels, a newly installed air source heat pump and an EV charging point, offering lower running costs and future-ready living

The Property

The welcoming entrance hall provides access to a convenient ground floor cloakroom and staircase to the first floor. To the front of the property is a spacious kitchen/dining room, fitted with contemporary high-gloss units, wooden work surfaces and integrated appliances, offering plenty of space for family dining.

To the rear, the generous sitting room provides an excellent entertaining space and enjoys direct access to the conservatory via glazed doors. The conservatory creates a versatile additional reception room, ideal as a family room, playroom or garden room, with French doors opening onto the patio.

Upstairs, the first floor offers three well-proportioned double bedrooms. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom complete with both a bath and separate shower enclosure.

The Outside

To the front, the property is set behind a low picket fence with a pathway leading to the entrance. A detached garage and private driveway provide off-road parking.

The enclosed rear garden has been thoughtfully arranged with a paved patio for outdoor dining, a lawn, mature shrubs and established planting, creating a pleasant and private space for both relaxing and entertaining.

The Area

Great Bentley is one of Essex's most desirable villages, renowned for its impressive village green, local amenities and welcoming community. The village offers a range of shops, pubs, cafés, a primary school and recreational facilities, while Great Bentley railway station provides direct services to Colchester and London Liverpool Street, making it an excellent choice for commuters. Colchester city centre is also within easy reach, offering an extensive selection of shopping, leisure and educational facilities.

Further Information

Tenure - Freehold
Council Tax - Tendring Band C
Construction - Brick
Mains Sewerage, Electricity, Gas and Water
Sellers position - Needs to secure onward purchase

Mobile Coverage
EE Good outdoor, variable in-home
There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.
O2 Good outdoor, variable in-home
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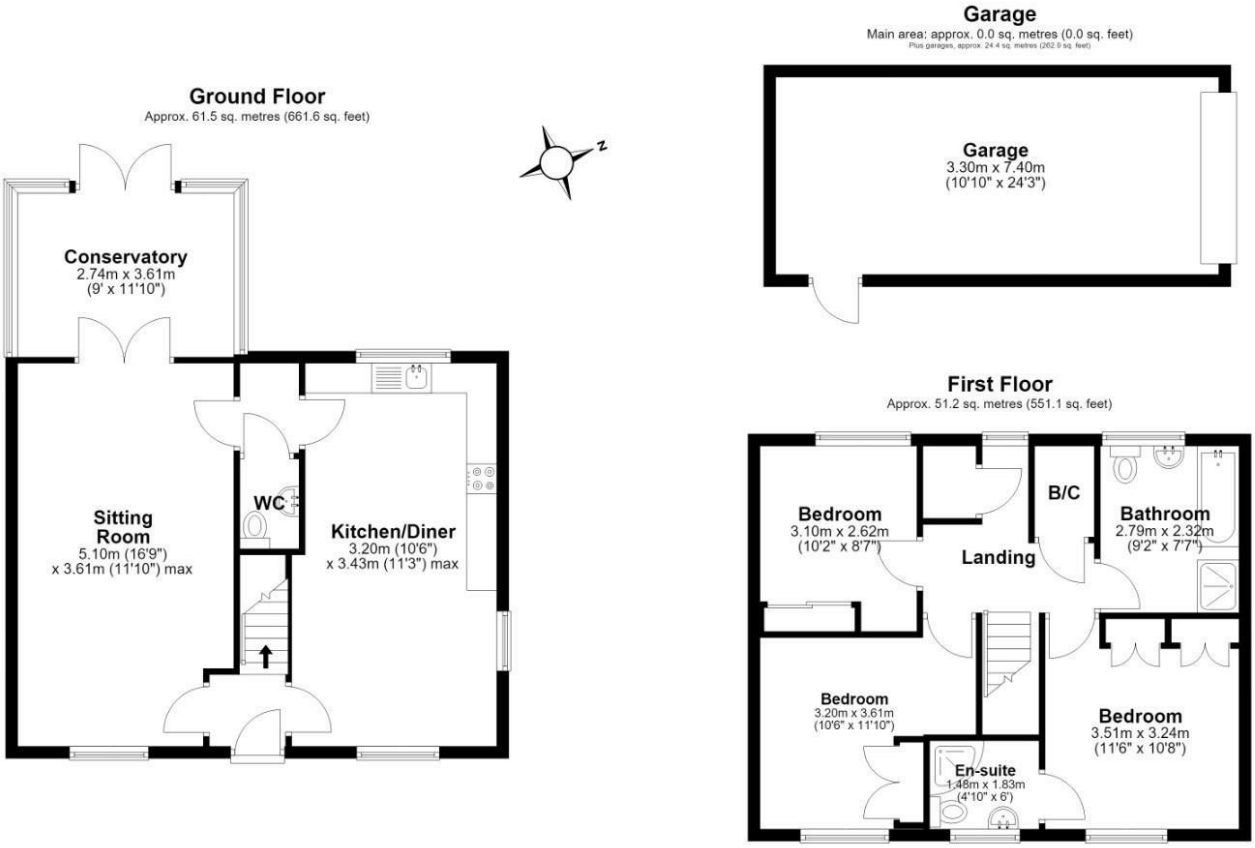
3 Good outdoor

Floor Plan

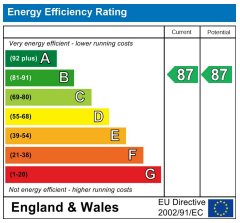


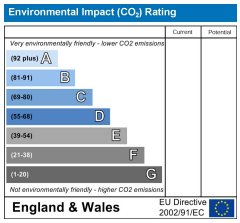
Main area: Approx. 112.7 sq. metres (1212.7 sq. feet)
Plus garages, approx. 24.4 sq. metres (262.9 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

The Old Coal Yard, Station Road, Colchester

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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