

**Cinderpath Way, Great Bentley
CO7 8NQ
Guide Price £440,000-£460,000
Freehold**

Town & Country
residential sales and lettings



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- VILLAGE LOCATION
- RECENTLY CONSTRUCTED
- FOUR BEDROOMS
- FITTED KITCHEN/DINER
- CLOAKROOM
- UTILITY ROOM
- EN-SUITE SHOWER ROOM
- AMPLE PARKING & GARAGE
- PRISTINE CONDITION
- FEW MINUTES WALK TO MAINLINE RAILWAY STATION, ACCESS TO A133/A120 AND VILLAGE FACILITIES

****SHOWHOME CONDITION****

AN IMMACULATE CONTEMPORARY FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN THE WELL REPUTED VILLAGE OF GREAT BENTLEY POSITIONED ON THE PRSTIGIOUS CARLA HOMES DEVELOPMENT

This pristine property boasts all the features needed for the modern day family.

The property offers ground floor cloakroom, utility room, fitted kitchen/diner with central island and French doors to the rear garden, gas central heating, double glazing, En-suite shower room to principal bedroom, ample storage, off road parking and garage, light and airy accommodation, and the all important commuter access via the A120/A133 with the A12 corridor.

A VERY WELL PLANNED OUT, LUXURY FAMILY HOME WITH PLENTY OF SPACE AND MODERN COMFORTS - IDEALLY POSITIONED WITHIN A FEW MINUTES WALK TO THE COMMUTER RAILWAY STATION OF GT BENTLEY AND THE WONDERFUL 43 ACRES VILLAGE GREEN!



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed frosted entrance door, two double glazed picture windows to front elevation. Built-in cloaks cupboard, stairs to first floor landing. LVT flooring, radiator.

LIVING ROOM

17' 6" x 10' 10" (5.33m x 3.30m)

Double glazed window to front elevation, radiator.

KITCHEN/DINER

20' 6" x 11' 11" (6.24m x 3.63m)

Recessed lighting, double glazed window to rear garden and 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 and wall mounted matching cupboards. Integrated dishwasher, integrated fridge/freezer and stainless steel filter hood over four ring induction hob. Built-in double oven to tall standing storage units, central island with work top with storage cupboards under and also forms a breakfast bar area. LVT flooring, radiator.

UTILITY ROOM

6' 4" x 5' 4" (1.93m x 1.62m)

Double glazed frosted window to side elevation. Stainless steel single drainer sink unit with mixer taps and cupboard under. Space for washing machine and space for freezer. Wall mounted cupboard and wall mounted concealed gas boiler. LVT flooring, radiator.

CLOAKROOM

5' 3" x 4' 7" (1.60m x 1.40m)

Recessed lighting, double glazed frosted window to side elevation. Wash hand basin with mixer tap and low level WC tiled splash backs. LVT flooring, radiator.



FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space, walk in storage cupboard.

BEDROOM ONE

13' 1" x 10' 3" (3.98m x 3.12m)

Double glazed window to rear elevation, double built-in wardrobe cupboard, radiator.

EN-SUITE SHOWER ROOM

4' 11" x 3' 9" (1.50m x 1.14m)

Recessed lighting, extractor fan, drop light switch. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard under and shower unit with sliding screen doors. Amtico style flooring, heated towel radiator, shaver socket.

BEDROOM TWO

11' 0" x 10' 4" (3.35m x 3.15m)

Double glazed window to front elevation, built-in double wardrobe cupboard, radiator.

BEDROOM THREE

9' 10" x 8' 7" (2.99m x 2.61m)

Double glazed window to front elevation, radiator.

BEDROOM FOUR

9' 10" x 8' 6" (2.99m x 2.59m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

Recessed lighting, double glazed window to side elevation, extractor fan. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard under and panel bath with mixer tap shower spray with shower screen and tiled splash backs. Amtico style flooring, heated towel radiator, shaver socket.

FRONT GARDEN

Open plan, paved pathway to entrance door, chipped bark flower beds. Block paved driveway to garage.

GARAGE

23' 11" x 10' 0" (7.28m x 3.05m)

Up and over door, eaves storage, power and lighting. Personal door to garden.

REAR GARDEN

Paved patio area, flower beds and borders, fenced. Outside water tap and power, further rear patio with raised beds. Side access.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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