

**St. Marys Close, Great Bentley
CO7 8NL
Guide Price £290,000-£310,000
Freehold**

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9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOM SEMI-DETACHED FAMILY HOME**
- **OPEN PLAN LOUNGE/DINER**
- **KITCHEN**
- **FAMILY BATHROOM**
- **LARGER THAN AVERAGE SOUTH FACING GARDEN**
- **OFF STREET PARKING FOR SEVERAL VEHICLES**
- **SHORT WALK TO TRAIN STATION AND VILLAGE SHOPS**
- **CUL DE SAC POSITION**
- **SUPER VILLAGE LOCATION**
- **TOP FIRST HOME/FAMILY HOME**

IF YOU'RE SEEKING A REALLY GOOD SIZED FAMILY HOME WITH A LARGER THAN AVERAGE GARDEN, BOOK A VIEWING AT ST MARYS ROAD!

This well-maintained three bedroom semi-detached house is ideal for first-time buyers and families alike with its family friendly layout and a garden that is the largest in the road. Nestled in a sought-after CUL-DE-SAC location with excellent public transport links nearby including GT BENTLEY TRAIN STATION with its main line to London Liverpool Street just a short walk away and the A120/A12 road links a few minutes drive, this inviting home offers modern and practical living across three bedrooms, open-plan lounge/diner and the all important off road parking.

A spacious open plan lounge/diner with feature fireplace is the perfect space for family gatherings with windows to the front and direct access to the rear garden, making it a very light and airy space. There is also a well-equipped kitchen, again with access to the garden. Upstairs are three bedrooms and a family bathroom which is enhanced by dual aspect windows, offering excellent natural light. The property features off street parking for numerous cars or a caravan and as previously mentioned, the largest garden on the development - ideal for children, pets, or simply relaxing outdoors.

Along with the ease of transport links, local facilities are in easy reach including Great Bentley Primary School, Pre School, Tesco Express, plus eateries and the village shops. Great Bentley Village Green being the second largest green in England offers lots of activities for children and families as well as hosting a traditional Town Show and Carnival.

A SUPER FAMILY FRIENDLY HOME IN A LOVELY VILLAGE LOCATION CLOSE TO ALL AMENITIES.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

11' 5" x 6' 0" (3.48m x 1.83m)

LOUNGE/DINER

22' 0" x 12' 5" narrowing to 9' 0" (6.70m x 3.78m)

KITCHEN

10' 0" x 9' 5" (3.05m x 2.87m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 5" x 10' 0" (3.78m x 3.05m)

BEDROOM TWO

10' 0" x 9' 5" (3.05m x 2.87m)

BEDROOM THREE

7' 10" x 8' 8" (2.39m x 2.64m)

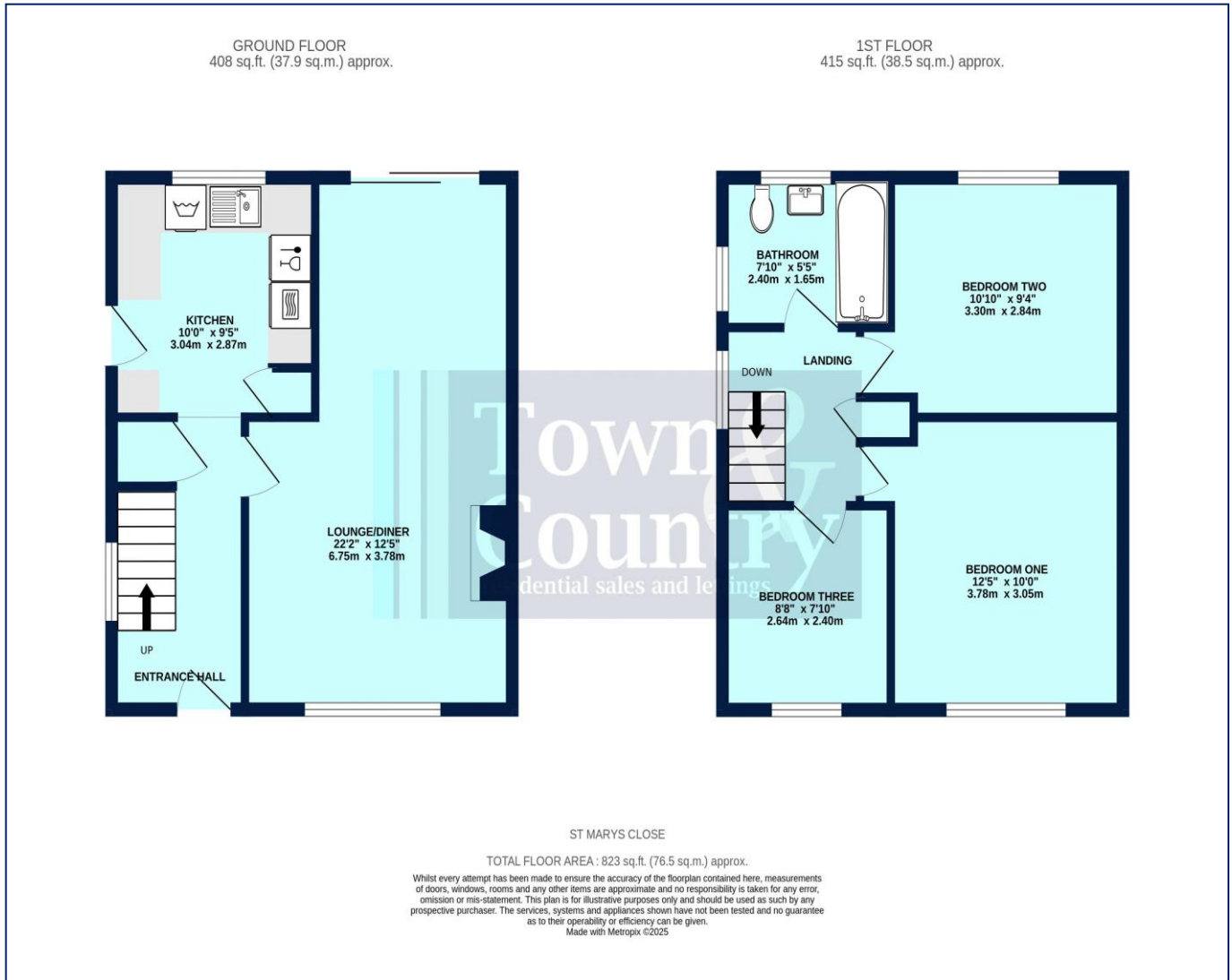
FAMILY BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's