



Town & Country
residential sales and lettings

Plough Road, Great Bentley, CO7 8NS
£485,000 Freehold

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****AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME
POSITIONED IN A LOVELY SEMI-RURAL LOCATION OVER LOOKING
FIELDS WITHIN THIS AWARD WINNING VILLAGE****

A truly outstanding and individual property constructed by a renowned local builder to a high quality.

On entering the property, you have a spacious hall with a 180 degree turn staircase to the first floor and access to the modern cloakroom. Off the entrance hall is a welcoming generous living room which leads to a separate dining area.

The modern fitted kitchen has quality appliances and the utility room is located behind the kitchen and allows access to the garden and the tandem garage, ideal for storage or possible conversion (STPP).

The first floor landing is light and airy with views over the fields, with doors to four generous bedrooms and a large well appointed modern bathroom.

Outside there is an established rear garden, an unoverlooked side garden and a front garden with conifer screen.

The drive has ample parking leading to the tandem garage for vehicles and storage.

Close proximity to Great Bentley which has one of the largest Village Greens in Essex and Primary School, Shops, Pubs and TRAIN STATION with superb links to Colchester and London Liverpool Street, making it ideal for commuters.



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GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

19' 6" x 19' 3" (5.94m x 5.86m)

DINING ROOM

11' 2" x 8' 8" (3.40m x 2.64m)

KITCHEN/BREAKFAST ROOM

14' 6" x 8' 8" (4.42m x 2.64m)

UTILITY ROOM

12' 0" x 5' 0" (3.65m x 1.52m)

CLOAKROOM

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

15' 4" x 13' 3" (4.67m x 4.04m)

BEDROOM TWO

16' 5" x 8' 7" (5.00m x 2.61m)

BEDROOM THREE

11' 10" x 9' 3" (3.60m x 2.82m)

BEDROOM FOUR

11' 6" x 7' 8" (3.50m x 2.34m)

BATHROOM

9' 3" x 8' 7" (2.82m x 2.61m)

EXTERIOR

FRONT GARDEN

Laid to lawn with screening conifers, tarmacadam driveway for ample off road parking with access to garage.

SIDE GARDEN

Lined with conifers, flower beds, lawned area continuing to both front and rear gardens.

REAR GARDEN

Laid to lawn, paved area and timber shed.

Concealed oil storage tank.

GARAGE

34' 9" x 8' 11" (10.58m x 2.72m)

Double glazed window to side elevation, personal door to utility room, glazed door to garden.

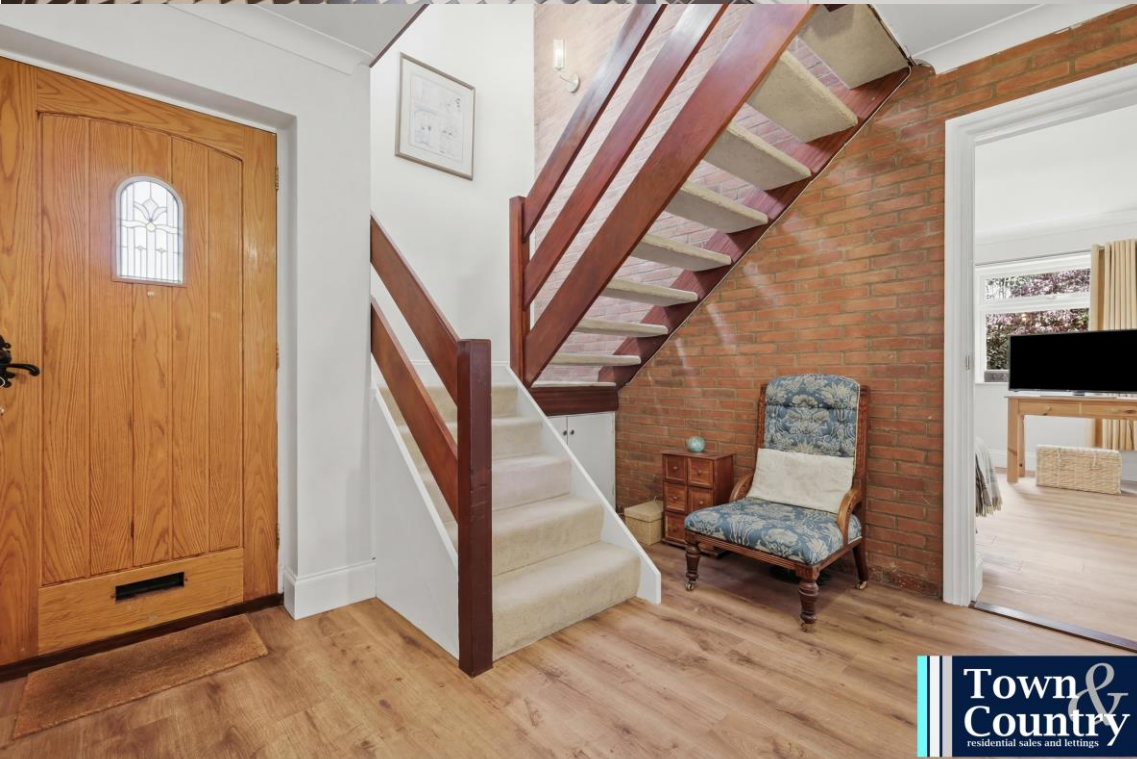
Electric roll up access door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



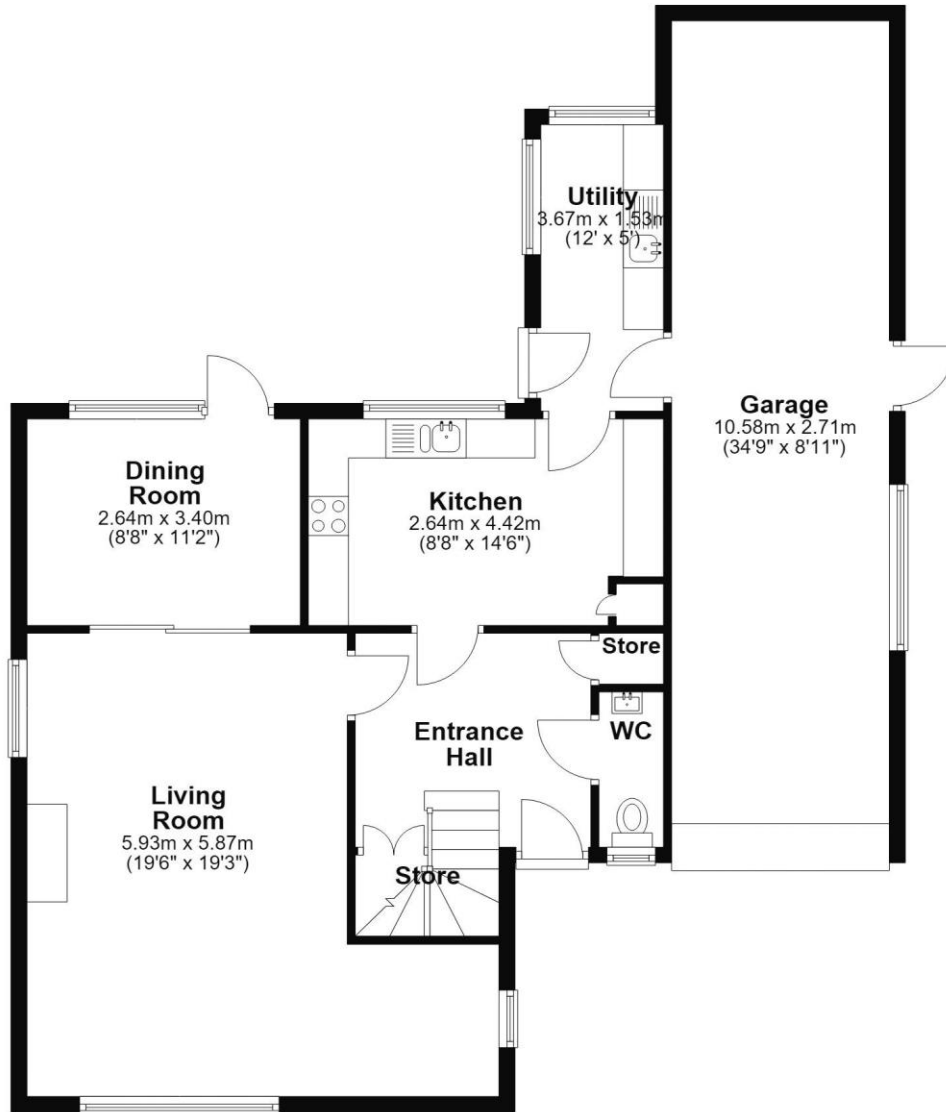






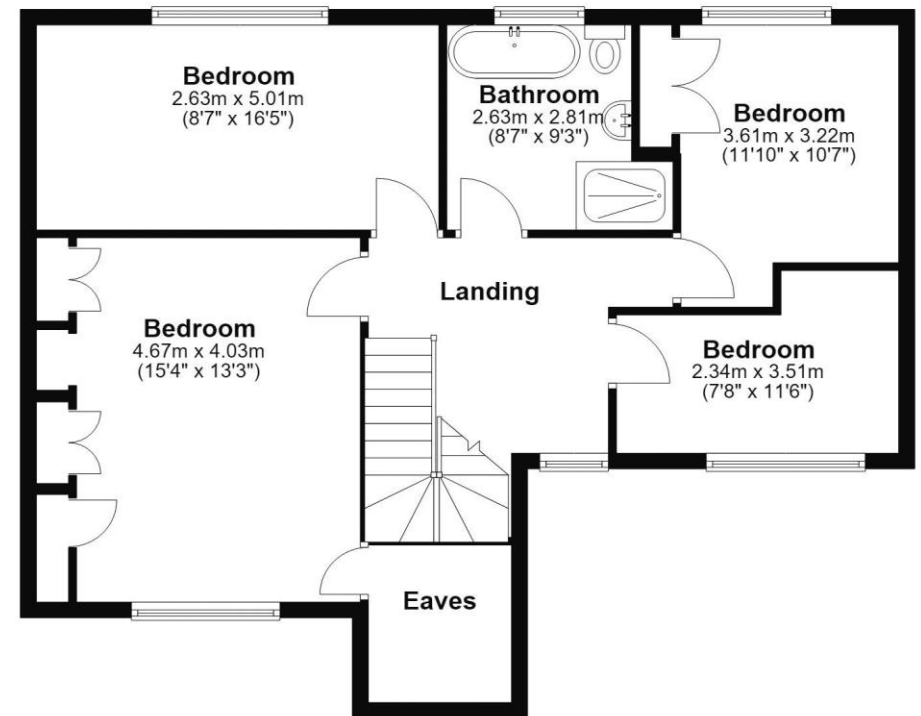
Ground Floor

Approx. 97.5 sq. metres (1049.9 sq. feet)



First Floor

Approx. 72.4 sq. metres (779.4 sq. feet)



Total area: approx. 170.0 sq. metres (1829.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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