The Path, Great Bentley
CO7 8PN
Offers in the Region Of £550,000
Freehold







9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **PROMINENT VIEWS OVER VILLAGE GREEN**
- **DETACHED FAMILY HOUSE**
- **FOUR GOOD SIZED BEDROOMS**
- **TWO RECEPTION ROOMS**
- **DRESSING AREA & EN-SUITE**
- **MODERN KITCHEN**
- **UTILITY ROOM**
- **CLOAKROOM**
- **DOUBLE GARAGE**
- **CLOSE TO SHOPS, SCHOOLING AND STATION**

AN EXECUTIVE STYLE FOUR BEDROOM DETACHED HOME LOCATED IN THIS PROMINENT POSITON OVERLOOKING THE AWARD WINNING VILLAGE GREEN.

This truly superb family home has been in the care of the present owners for 16 years and in this period it has been improved to deal with all those everyday modern needs.

Features include modern re-fitted kitchen and matching utility room with appliances, En-suite and family bathroom, gas central heating, conservatory and further features too numerous to mention.

The accommodation has a light and airy feel with tasteful decoration.

The highlight of this residence is the village location and all that village life has to offer being just a few minutes' walk to the mainline railway station, village shops, doctors surgery, eateries and local primary school, with its easy access to the A133 and A120 road links.

An appointment to view should be made at your earliest convenience to avoid genuine disappointment.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

18' 1'' x 6' 2'' (5.51m x 1.88m)

Double glazed frosted entrance door, two double glazed frosted windows to front elevation. Stair flight to first floor landing, storage cupboard under stairs, radiator.

SITTING ROOM

18' 11'' x 11' 10'' (5.76m x 3.60m)

Double glazed window to front over looking Green. Stone fire surround inset multi-fuel burner, two radiators. Double glazed picture windows and double glazed French doors to conservatory.

CONSERVATORY

9' 7'' x 9' 2'' (2.92m x 2.79m)

Polycarbonate style roof, double glazed to three elevation, double glazed door to garden.

DINING ROOM/SECOND RECEPTION

11' 2'' x 10' 11'' (3.40m x 3.32m)

Double glazed window to front elevation with views over Green, radiator.

KITCHEN

11' 2'' x 9' 8'' (3.40m x 2.94m)

Recessed lighting, double glazed window to rear elevation. Stainless steel one and a quarter bowl inset sink unit with mixer taps and cupboards under. Range of modern gloss fronted cupboards, drawers and units with adjacent work tops and wall mounted units. Integrated dishwasher. Filter hood over a four ring gas hob, double electric oven inset to tall standing storage unit. Wall mounted towel radiator.

UTILITY ROOM

11' 0'' x 7' 2'' (3.35m x 2.18m)

Double glazed windows to both rear and front elevations, double glazed door to rear garden. Space for washing machine and space for tumble dryer. Integrated fridge/freezer, concealed wall mounted gas boiler, wall mounted cupboards. Kickboard heater.




CLOAKROOM
6' 3'' x 4' 2'' (1.90m x 1.27m)
Double glazed frosted window to rear elevation. Low level WC and pedestal wash hand basin with mixer tap. Tiled floor, radiator.

FIRST FLOOR LANDING
Access to loft space.

BEDROOM ONE
14' 3'' x 9' 11'' (4.34m x 3.02m)
Two double glazed windows to front elevation (overlooking Green). Wood laminate flooring, radiator.

DRESSING AREA
7' 0'' x 4' 2'' (2.13m x 1.27m)
Double glazed window to front elevation, radiator. Door to En-suite.

EN-SUITE
7' 0'' x 6' 9'' (2.13m x 2.06m)
Recessed lighting, double glazed frosted window to rear elevation, heated towel radiator, low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboards under, wall mounted storage cupboard, walk in shower area with shower unit to wall and screen, tiled walls and tiled floor.

BEDROOM TWO
12' 0'' x 10' 0'' (3.65m x 3.05m)
Double glazed window to front elevation, wood laminate flooring, radiator.

BEDROOM THREE
11' 1'' x 9' 0'' (3.38m x 2.74m)
Double glazed window to rear elevation, built-in wardrobe cupboard, radiator.

BEDROOM FOUR

9' 0'' x 8' 9'' (2.74m x 2.66m)

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

9' 3'' x 5' 5'' (2.82m x 1.65m)

Recessed lighting, extractor fan, double glazed frosted window to rear elevation. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard under and panel bath mixer tap and wall mounted shower over. Tiled walls.

FRONT GARDEN

Open plan with open views across Great Bentley Green. Laid mainly to lawn with flower beds and borders, block paved pathway to entrance door. Bushes and hidden lawned area ideal for storage/recycling. Side access to rear garden.

REAR GARDEN

Laid mainly to lawn with established flower beds and bushes. Side lawned area with small decked patio, further shingle sun area to the side of the garage. Side access and long driveway which has access from Robin Close with access to the double garage.

DOUBLE GARAGE

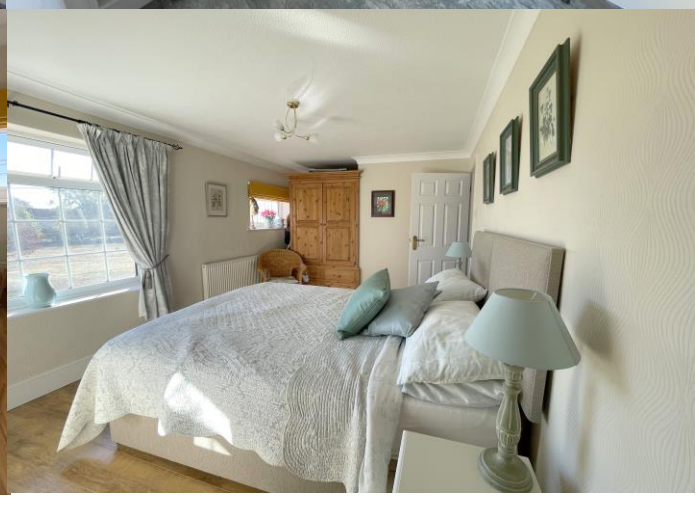
18' 1'' x 17' 2'' (5.51m x 5.23m)

Twin up and over doors, personal door to side, power/lighting connected.

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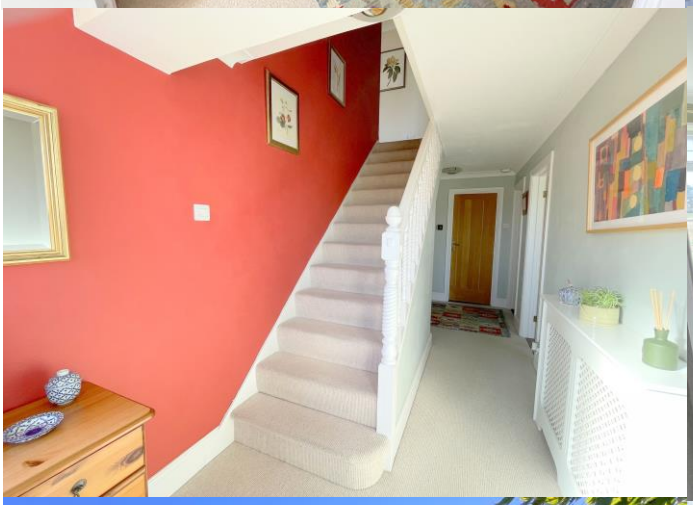





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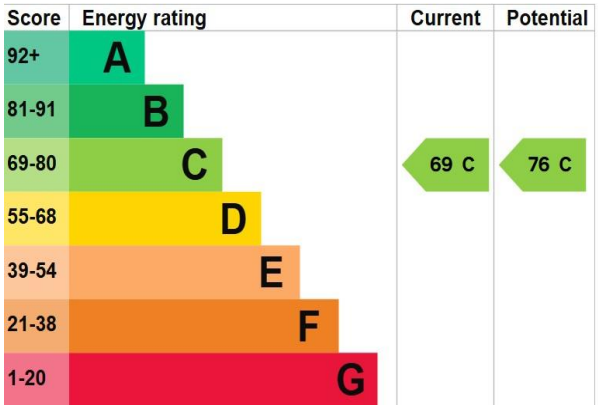




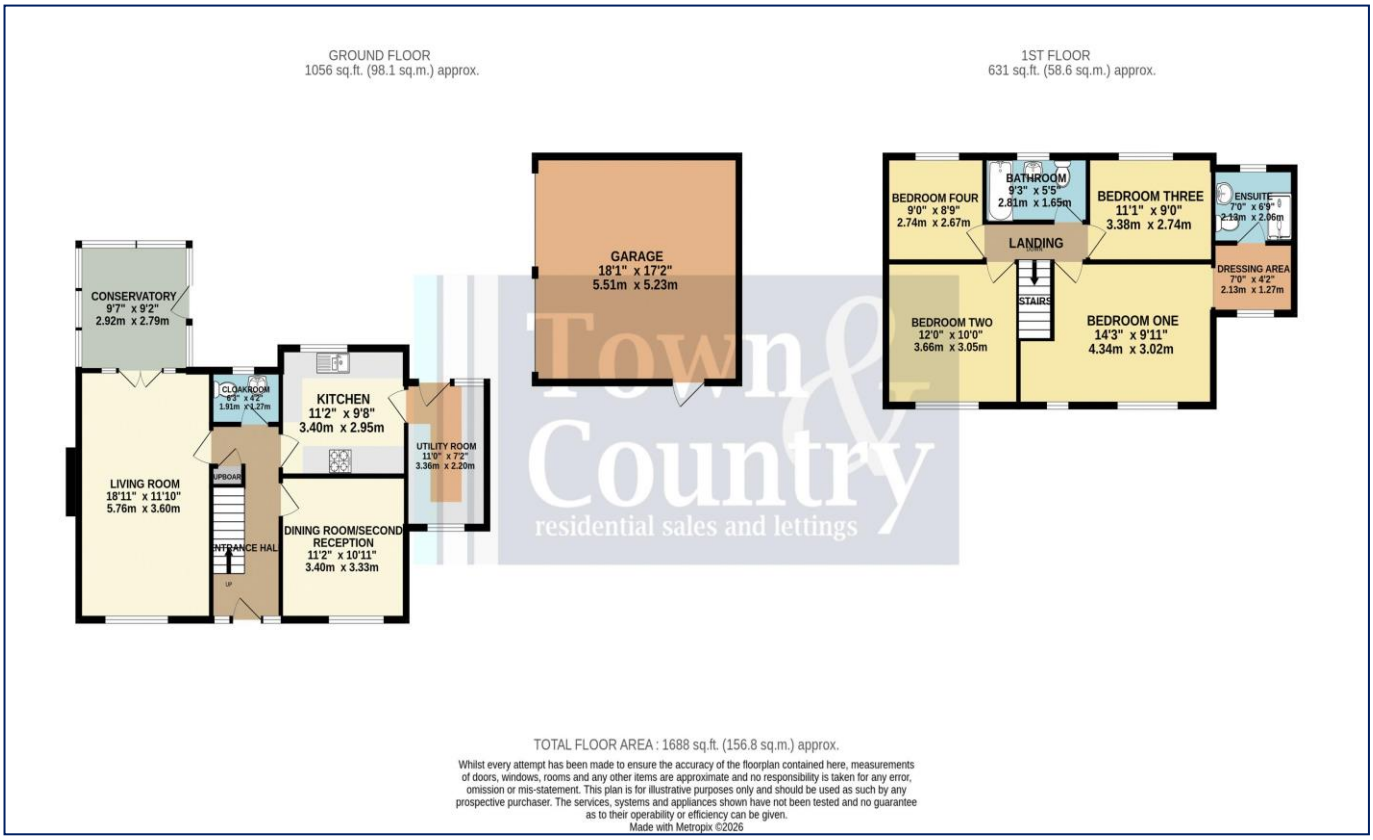

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