



Aingers Green Road, Great Bentley  
Guide Price £300,000

## Aingers Green Road

Step into contemporary living with this exquisite three-bedroom detached house, a gem perfectly tailored for first-time buyers who seek comfort wrapped in modern elegance. Built in 2019, this home showcases meticulous craftsmanship and has been lovingly kept in pristine condition.

As you enter, the welcoming hallway with a convenient downstairs WC sets the tone for a well-designed layout. The stunning fitted kitchen, complete with sleek integrated appliances, is ready for you to create culinary delights. The sitting room, a serene retreat, invites natural light through doors that lead out to the verdant rear garden, and features a large storage cupboard, ensuring a clutter-free environment.

Upstairs, the main bedroom, a haven of tranquillity, boasts built-in storage, while two additional bedrooms offer flexibility and comfort. The beautiful family bathroom, finished to a high standard, provides a luxurious space to unwind.

Outside, the enclosed rear garden offers a private oasis for relaxation or entertaining. With the added convenience of driveway parking and a charming front garden, this property ticks all the boxes for those embarking on their homeownership journey.





- THREE BEDROOM DETACHED HOME
- PRESENTING TO A HIGH STANDARD THROUGHOUT
- STUNNING BATHROOM
- ENCLOSED REAR GARDEN
- GENEROUS PARKING
- DOWNSTAIRS WC
- CONSTRUCTED IN 2019
- GUIDE PRICE £300,000 - £325,000

#### LOCATION:

Discover the charm of village living within the picturesque community of Great Bentley, renowned for its expansive 43-acre green, believed to be one of the largest in all of England.

For dining out, the renowned Plough Pub provides a quintessentially British setting for hearty meals and a pint with friends, the Fusilier Pub is around a 10 minute walk away, whilst The Barn cafe is a 5 minute walk.

Families will appreciate the proximity to Great Bentley Primary School, celebrated for its excellent standards and nurturing environment.

#### Agents notes:

Tenure - Freehold

EPC - D

Council Tax - Band D

Services - Mains

Gas/Electric/Water/Drainage

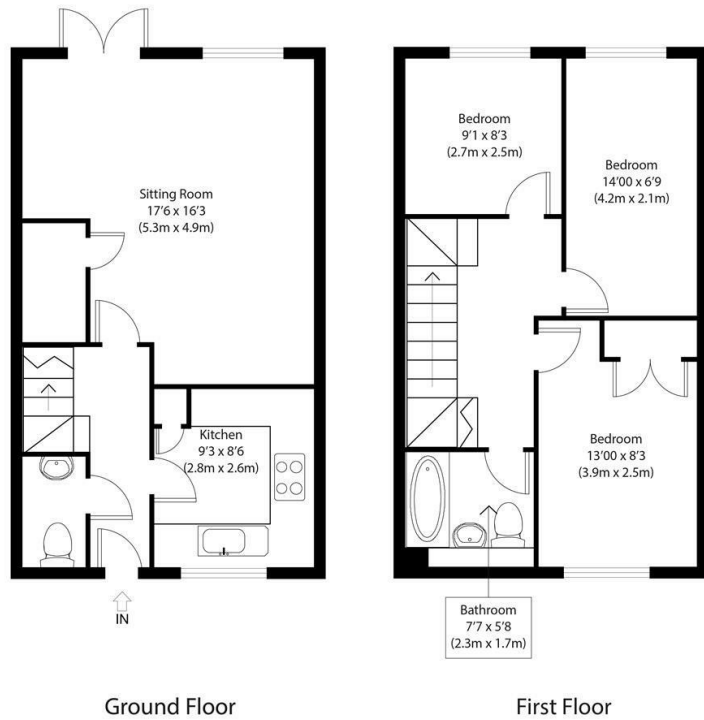
Heating - Gas underfloor heating to the ground floor / Gas fired radiators to first floor

Mobile Availability - EE, Vodafone & o2 are limited / Three is unavailable

Broadband Availability - Ultrafast is available



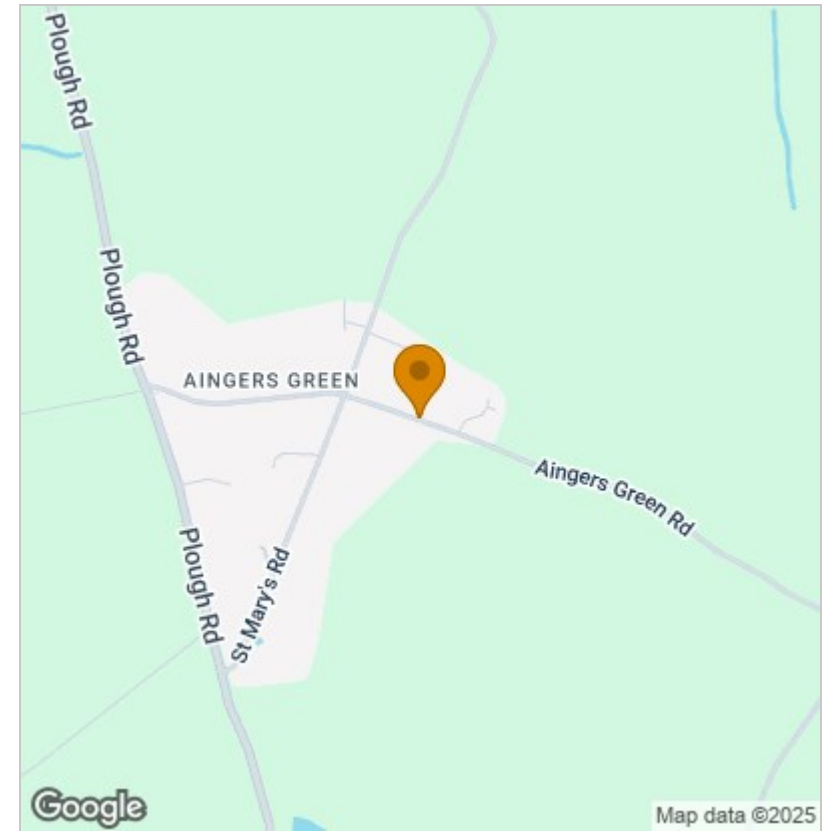
## Floor Plan



Approximate Gross Internal Area  
900 sq ft (84 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cipphoto.co.uk

## Area Map



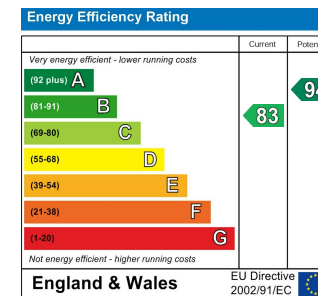
## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ  
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold