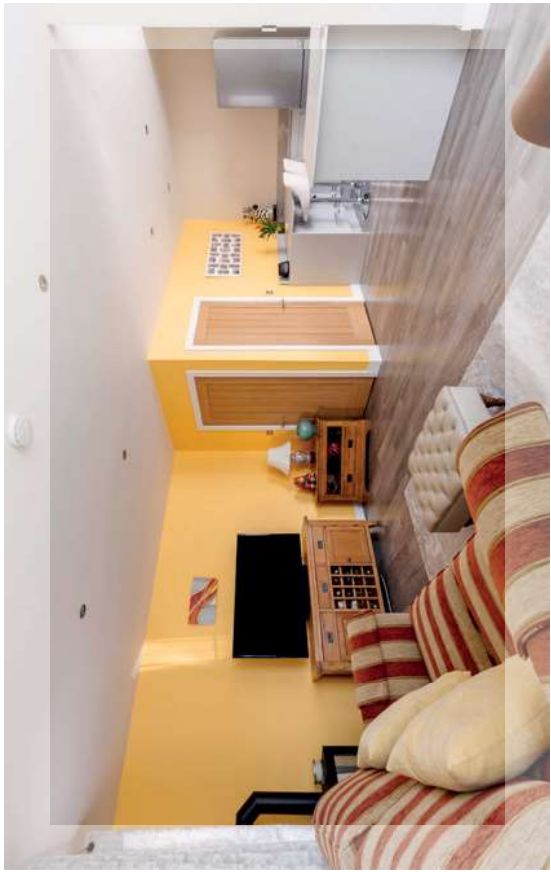


NP NICHOLAS
PERCIVAL **For Sale.** 1 Gable Farm Close

Great Bentley, Colchester, Essex CO78GE

Incorporating **BS** BIRCHALL
STEEL





1 Gable Farm Close, Aingers Green, Great Bentley, Colchester, Essex CO7 8GE

Situated in a private cul-de-sac of just four homes in Aingers Green, Great Bentley is this modern detached three bedroom bungalow presented to a very high standard. Constructed approximately six years ago, this property offers single-level living with a high quality finish throughout.

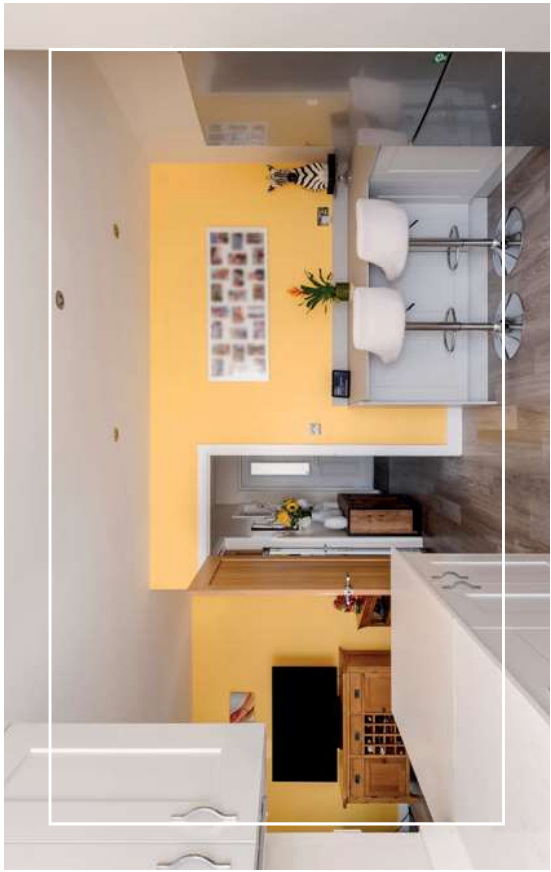
Key Features

- Detached Three Bedroom Bungalow
- Private cul-de-sac of just four properties
- Luxury Vinyl Tiling (LVT) flooring
- Stylish oak internal doors
- Gas fired underfloor heating
- Spacious living area with conservatory
- Modern kitchen / dining room with induction hob, fitted oven and breakfast bar
- Utility room
- En-suite shower room to main bedroom and four piece family bathroom
- Westerly facing, low-maintenance rear garden
- Detached garage and private driveway

Estate Management Charges Apply c £300 / year | Restrictive Covenants Apply

Tenure Freehold | Gas Central Heating | EPC B | Council Tax Band D

Mains Water, Drainage, Gas and Electricity Connected.



Well-Presented Detached Bungalow in a Private Cul-de-Sac Setting

Situated within a private cul-de-sac of just four individual properties in Aingers Green, Great Bentley, this well-maintained, modern three-bedroom detached bungalow offers comfortable, single-level living in a quiet and accessible location.

Built approximately six years ago, the property is particularly well suited to those looking to downsize, combining a manageable layout with quality finishes and a modern overall feel.

Internally, the bungalow is finished to a high standard, featuring LVT flooring, stylish oak internal doors, and ceiling lighting across all rooms. The spacious living area is bright and welcoming, with a conservatory providing additional space overlooking the garden.

The kitchen / dining room is well-equipped with a range of fitted appliances including an induction hob, fitted oven and breakfast bar, offering both practicality and a sociable layout. A separate utility room adds further convenience with space and plumbing provided for both a free-standing washing machine and free-standing tumble dryer.

All three bedrooms are well-proportioned and include fitted wardrobes, with the main bedroom benefiting from an en-suite shower room. A separate family bathroom serves the remaining accommodation featuring a bath with mixer hose attachment and separate shower cubicle . The property also benefits from underfloor heating and a gas boiler.

Outside

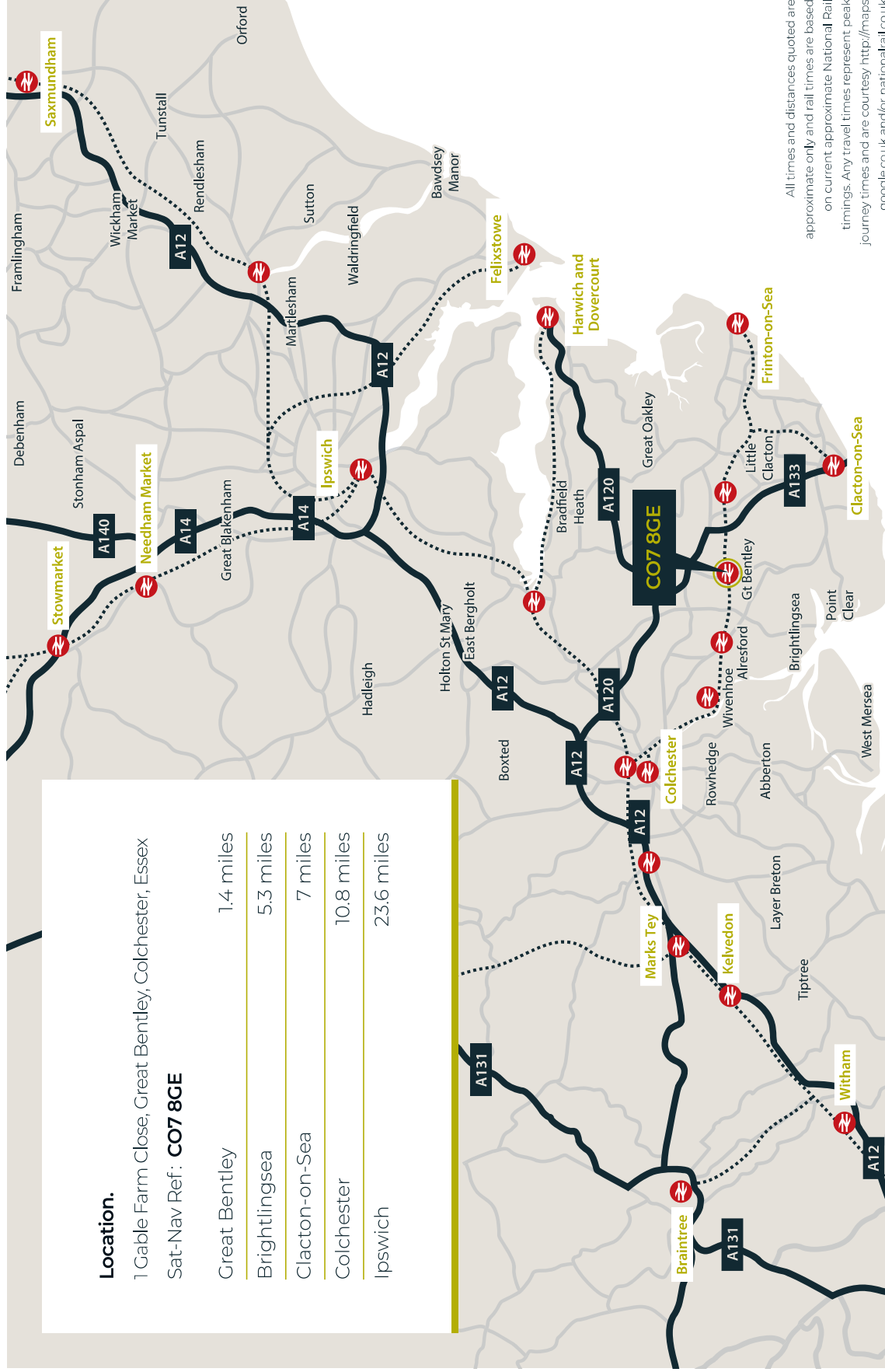
Outside, the rear garden enjoys a westerly aspect and is designed for low maintenance. The property also benefits from a detached garage with electric and power connected, and private driveway. The enclosed rear garden features a patio adjacent to the property that makes the most of the southerly aspect. The garden itself is mainly laid to lawn.

Location.

1 Gable Farm Close, Great Bentley, Colchester, Essex

Sat-Nav Ref: **CO7 8GE**

- Great Bentley 1.4 miles
- Brightlingsea 5.3 miles
- Clacton-on-Sea 7 miles
- Colchester 10.8 miles
- Ipswich 23.6 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Location

Aingers Green forms part of Great Bentley, which offers a range of local shops, popular public house, and everyday amenities.

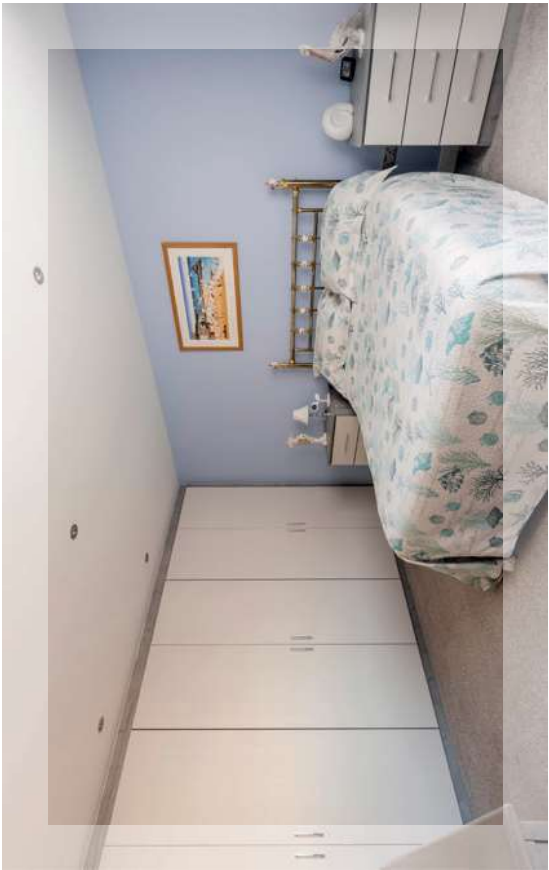
The village is home to a renowned green covering approximately 43 acres, believed to be one of the largest in England.

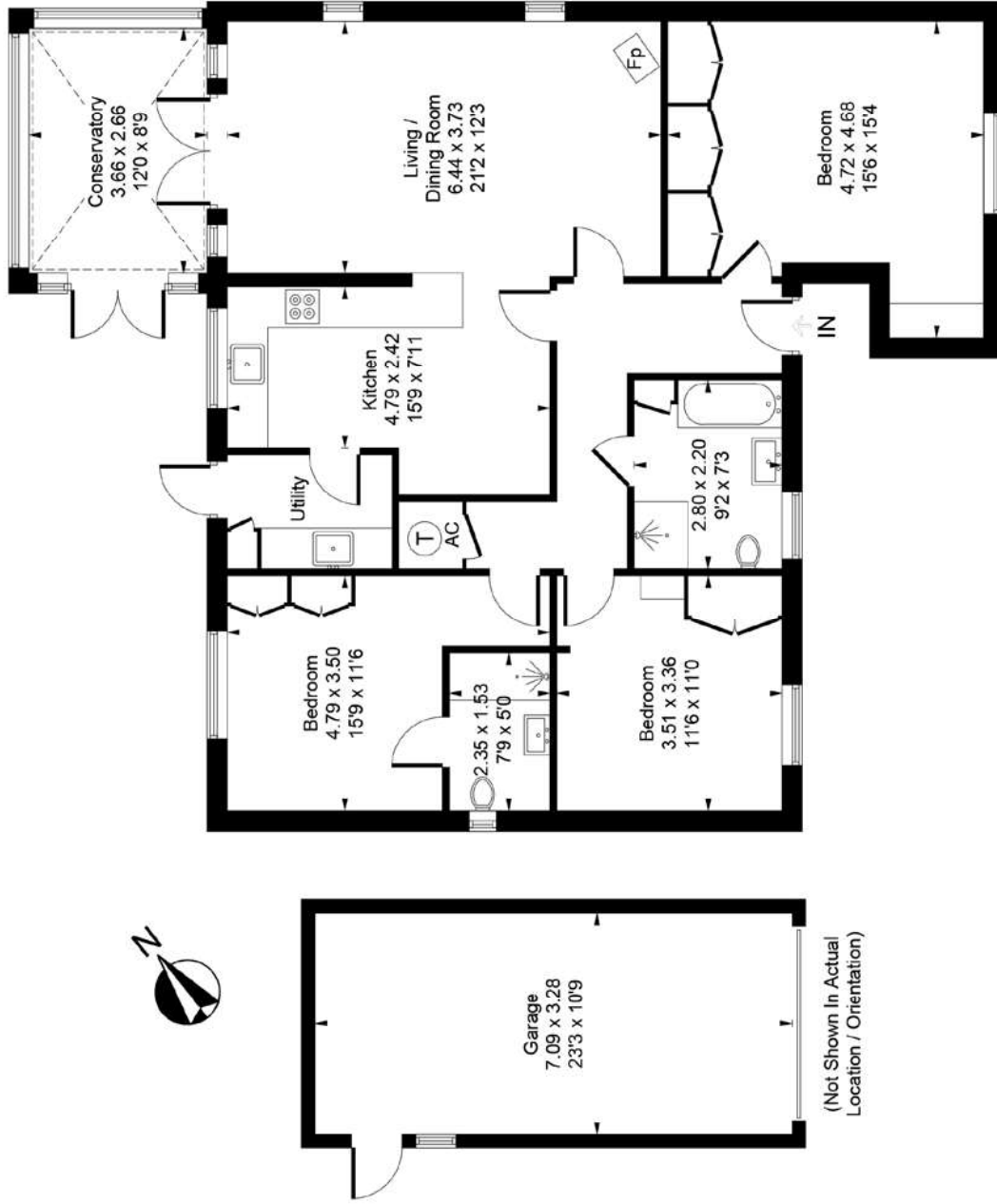
Great Bentley railway station provides direct services to London Liverpool Street in approximately 1 hour 25 minutes, as well as connections to Colchester and the coast. The A133 runs nearby, linking to Colchester and Clacton-on-Sea, making this a convenient location for accessing a wider range of services and amenities.



1 Gable Farm Close







Approximate Gross Internal Area = 1297 sq ft / 120.5 sq m
 Garage = 252 sq ft / 23.4 sq m
 Total = 1549 sq ft / 143.9 sq m

Viewing is strictly by appointment with the Sole Selling Agents.

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PERCIVAL

Incorporating **BS BIRKHALL**
STEEL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk
Sara Wilson | SWilson@nicholaspercival.co.uk
Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.