

SPEEDWELL WALK, COLCHESTER, ESSEX, CO7 8TS

Offers in excess of

£700,000

FREEHOLD

- Four Bedrooms
- En-Suite & Dressing Area To Master Bedroom
- Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors
 - Large Lounge With Featured Log Burner
 - Snug Room
 - Utility Room
- Double Garage & Off Street Parking
- Remainder Of 10 Year NHBC Warranty
 - 2450 sqft of Accommodation
- Council Tax Band - E / EPC Rating - B



FENTONS
ESTATE AGENTS



Situated in the highly sought after village of Great Bentley, Fentons are delighted to bring to market this impressive, FOUR BEDROOM DETACHED FAMILY HOME offering over 2,450 sq ft of beautifully presented contemporary accommodation, combining generous proportions with stylish modern finishes and the benefit of the remaining NHBC warranty. The ground floor features a welcoming entrance hall, spacious living room with a log burner, additional reception room ideal for a snug and an exceptional open plan kitchen/dining room with bi-fold doors opening onto the rear garden. A separate utility room provides additional practicality and access to the double garage. Upstairs are four well proportioned bedrooms, with the master bedroom enjoying a walk in dressing area and a stylish en-suite. The property also benefits from a double garage and ample off street parking, making it an ideal choice for modern family living. Great Bentley is renowned for its picturesque 43 acre village green and excellent community amenities, including a supermarket, primary school, doctor's surgery, pubs and independent businesses. The village railway station provides direct services to London Liverpool Street, while the A133, A120 and A12 offer excellent road connections to Colchester, Clacton-on-Sea, Chelmsford and beyond. A superb modern family home offering exceptional space, specification and connectivity in one of Essex's most desirable villages.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage area. LVT flooring. Spotlights. Radiator. Doors to:

Snug

13'2" x 10'7"

LVT flooring. Radiator. Sealed unit double glazed window to side and front aspect with fitted shutters.

Cloakroom

Low level WC. Pedestal wash hand basin with mixer. Tiled splashback. LVT flooring. Fitted mirror.

Extractor fan. Spotlights. Radiator.

Lounge

20'5" x 13'9"

Featured fireplace with inset log burner. Radiator. Sealed unit double glazed bay window to front with fitted shutters. Sealed unit double glazed window to rear. Double doors leading to:

Kitchen/Diner/Family Room

24'11" x 23'6"

Fitted with a range of matching fronted units. Quartz work surfaces. Central island with quartz work surface and inset stainless bowl and quartz drainer with mixer tap, also accommodating a range of cupboards under. Inset five ring Bosch electric induction hob with extractor hood above. Built in double eye level electric Bosh oven. Further selection of units both at eye and floor level. Inset featured cupboard lighting. Integrated fridge/freezer and dishwasher. Quartz splashback. LVT flooring. Spotlights. Two radiators. Sealed unit double glazed bi-folding doors with remote controlled blinds leading onto rear garden. Door to:

Utility Room

6'7" x 6'7"

Fitted with a range of matching fronted units both at eye and floor level. Inset stainless bowl sink and drainer unit with mixer tap. Plumbing for washing machine and tumble dryer. LVT flooring. Radiator.

Spotlights. Extractor fan. Door to:

Double Garage

24'6" x 21'4"

Wall mounted boiler providing heating and hot water throughout. Power/light connected. Pitched open loft access ideal for storage. Up and over doors. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.

Landing

Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Sealed unit double glazed window to front with fitted shutters. Door to:

Master Bedroom

13'4" x 11'6"

Radiator. Sealed unit double glazed window to rear with beautiful outlook. Open access to:

Dressing Area

Range of fitted wardrobes with sliding doors. Spotlights. Radiator. Door to:

En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Enclosed shower cubicle with sliding door and wall mounted shower attachment with rainfall shower head. Part tiled walls. LVT flooring. Large fitted mirror. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Bedroom 2

13'9" x 11'6"

Fitted wardrobe with sliding doors. Radiator. Sealed unit double glazed window to rear with beautiful outlook.

Bedroom 3

13'2" x 9'9"

Fitted wardrobe with sliding doors. Radiator. Sealed unit double glazed window to front with fitted shutters.

Bedroom 4

9'8" x 8'6"

Radiator. Sealed unit double glazed window to front with fitted shutters.

Bathroom

9'11" x 7'3"

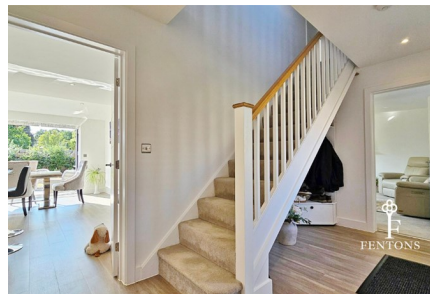
Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Outside - Rear

Beautifully landscaped garden partly laid to paving. Remainder laid to lawn. Array of trees and shrubs. Access to front via both side gates. Shed to remain. Private access door to double garage. Outside tap, lighting and sockets. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing off street parking for several vehicles leading to double garage with 2 up and over doors. Remainder laid to lawn. Paved pathway leading to entrance door. Beds stocked with hedging. Outside lighting.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2864.40 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

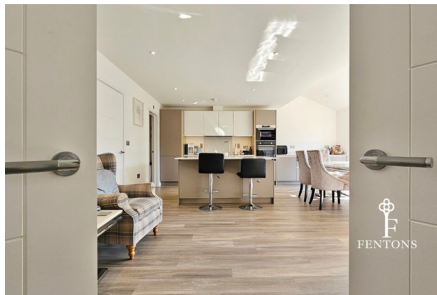
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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Call us on
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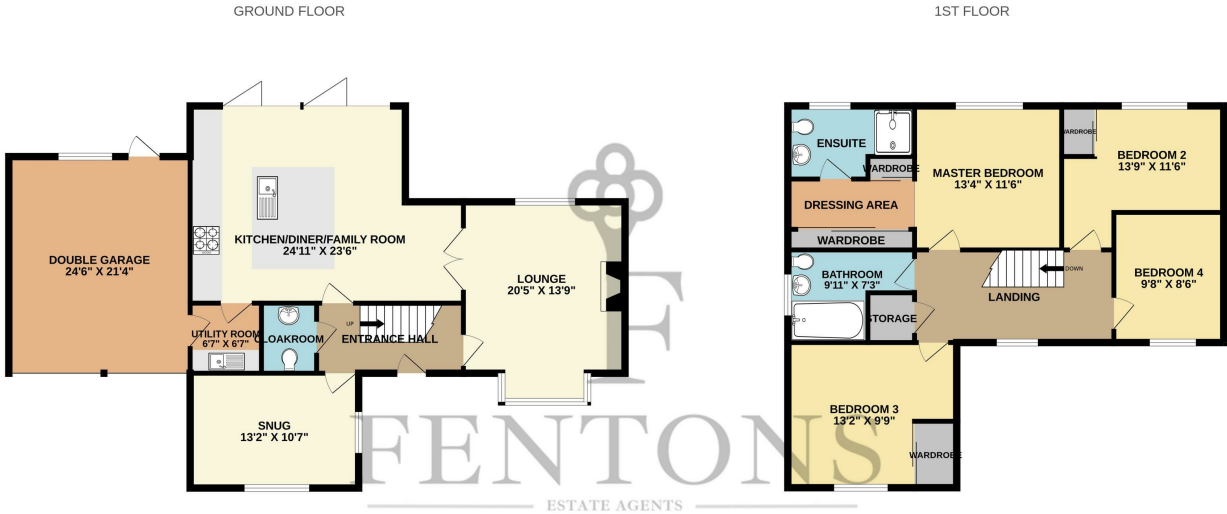
Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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